

NOTICE OF SUBSTITUTE TRUSTEE SALE

Posted
This 21st day of Apr., 2022
at 11:07 Am

Deed of Trust Date:
8/26/2013

Grantor(s)/Mortgagor(s):
LAZARO VALLEJO, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK
FUNDING, LP, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 13-1579

Property County:
DEAF SMITH

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Deaf Smith County Courthouse, 235 E. 3rd Street, 2nd Floor, Hereford, TX 79045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

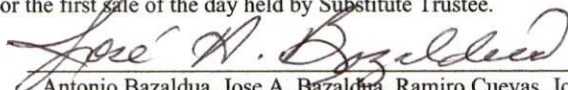
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.



Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Auction.com, Antonio Bazaldua or Jose A. Bazaldua or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-81417-POS

Loan Type: FHA

EXHIBIT "A"

All of the North 65 feet of the South 150 feet of the East 140 feet of Block No. 58, Town of Hereford and Addition, Deaf Smith County, Texas, as shown by the plat thereof, of record in Volume 7, Pages 4 and 5, Deed Records of Deaf Smith County, Texas, more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod in the East line of said Block 58, 85 feet Northerly from the Southeast corner of said Block;

THENCE in a Northerly direction with the West line of Dewey Avenue (Main Street), same being the East line of said Block, 65 feet to a 1/2 inch iron rod;

THENCE Westerly parallel with the South line of said Block, 140 feet to an iron shaft with a head of 1 1/4inch;

THENCE Southerly parallel with the East line of said Block, 65 feet to a 1/2 inch iron rod;

THENCE Easterly parallel with the South line of said Block, 140 feet to the place of beginning.