

Posted
This 13th day of Feb. 2025
at 10:00 am.

805 MAIN STREET
HEREFORD, TX 79045

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

1. Date, Time, and Place of Sale.

Date: May 06, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE SOUTH SECOND FLOOR ENTRANCE (BALCONY AREA) OF THE DEAF SMITH COURTHOUSE
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2013 and recorded in Document INSTRUMENT NO. 13-1579; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 21-1682 real property records of DEAF SMITH County, Texas, with LAZARO VALLEJO, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LAZARO VALLEJO, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$69,714.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, CHARLES GREEN, AUCTION.COM, DAVID CARRILLO, JOSE A. BAZALDUA, OR ANTONIO BAZALDUA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DEAF SMITH County Clerk and caused to be posted at the DEAF SMITH County courthouse this notice of sale.



Declarants Name: _____

Date: _____

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DEAF SMITH

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 1/4 INCH;

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.