

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/22/2015

**Grantor(s)/Mortgagor(s):**  
MARK DELONG, JR., A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
AMERICAN SOUTHWEST MORTGAGE CORP., ITS  
SUCCESSORS AND ASSIGNS

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

**Recorded in:**  
**Volume:** OR 00307  
**Page:** 00819  
**Instrument No:** 00001395

**Property County:**  
FALLS

**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:** LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK SIXTY-THREE (63), CITY OF LOTT,  
FALLS COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID CITY OF RECORD IN VOLUME 2, PAGE 28, PLAT  
RECORDS OF FALLS COUNTY, TEXAS.

**Date of Sale:** 7/5/2023

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 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.**

  
Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown,  
Florence Rosas, Kristopher Holub, Aarti Patel, Amy Ortiz,  
Dylan Ruiz, Kathleen Adkins, Auction.com, Kevin Key, Jay  
Jacob, Donna Stockman, David Stockman  
or Thuy Trazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOC THUS, LLP  
1255 WEST 15TH STREET, SUITE 106D  
PLANO, TX 75075

**MH File Number:** TX-23-97619-POS  
**Loan Type:** FHA