

NOTICE OF FORECLOSURE 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 OR 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 Property to Be Sold The property to be sold is described as follows BEING LOT ELEVEN (11) BLOCK ELEVEN (11) MONTICELLO, AN ADDITION TO THE CITY OF BIG SPRING HOWARD COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORD IN ENVELOPE 72/B PLAT RECORDS OF HOWARD COUNTY TEXAS

2 Instrument to be Foreclosed The instrument to be foreclosed is the Deed of Trust dated 12/31/2003 and recorded in Book 919 Page 20 Document 00006486 real property records of Howard County Texas

3 Date, Time and Place of Sale The sale is scheduled to be held at the following date time and place

Date 07/02/2024

Time 10 00 AM

Place Howard County Texas at the following location NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE or as designated by the County Commissioners Court

4 Terms of Sale The sale will be conducted as a public auction to the highest bidder for cash Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property Pursuant to section 51 009 of the Texas Property Code the property will be sold in AS IS WHERE IS condition without any express or implied warranties, except as to the warranties of title if any provided for under the deed of trust.

5. Obligations Secured The Deed of Trust executed by DAVID O YANEZ AND LINDA M YANEZ provides that it secures the payment of the indebtedness in the original principal amount of \$64 800 00 and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note WELLS FARGO HOME EQUITY TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004 1 U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer A servicing agreement between the mortgagee whose address is WELLS FARGO HOME EQUITY TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004 1 U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE c/o SPFCIALIZED LOAN SERVICING LLC 6200 S Quebec St Suite 300 Greenwood Village CO 80111 and the mortgage servicer and Texas Property Code § 51 0025 authorizes the mortgage servicer to collect the debt.

6 Substitute Trustee(s) Appointed to Conduct Sale In accordance with Texas Property Code Sec 51 0076 the undersigned attorney for the mortgage servicer has named and appointed, and by this presents does name and appoint AVT Title Services, LLC located at 5177 Richmond Avenue Suite 1230 Houston TX 77056 Substitute Trustee to act under and by virtue of said Deed of Trust.

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

[Handwritten signature]

Mackie Wolf Zientz & Mann PC
Brandon Wolf Attorney at Law
Keller Mackie Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider Attorney at Law
Ester Gonzales Attorney at Law
Karla Balli Attorney at Law
Parkway Office Center Suite 900
14160 Dallas Parkway
Dallas TX 75254

For additional sale information visit: www.mwzmn.com/tx_investors

Certificate of Posting

I am Shelley Hair whose address is 70 AVT Title Services, LLC 5177 Richmond Avenue Suite 1230 Houston TX 77056 I declare under penalty of perjury that on 5-25-21 filed this Notice of Foreclosure Sale at the office of the Howard County Clerk and caused it to be posted at the location directed by the Howard County Commissioners Court.

Posted
FILED at 12:53 p M O'clock 5 23 21
BRIEN ZITTERKOPF, County Clerk, Howard County, Texas
By [Signature] Deputy



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