

2024.008

1002 East Second Street, Dumas, TX 79029

24-006903

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: 07/02/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Moore County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/28/2013 and recorded in the real property records of Moore County, TX and is recorded under Clerk's File/Instrument Number 0181989, Book 0726, Page 0439, with Derrick Maynard and Rebekah A. Maynard (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a PlainsCapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Derrick Maynard and Rebekah A. Maynard, securing the payment of the indebtedness in the original amount of \$162,011.00, 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, Na is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE EAST TWENTY FEET (20) OF LOT THREE (3), ALL OF LOT FOUR (4), BLOCK NINE (9), UNIT THREE (3), J. FRED PHILLIPS ADDITION TO THE CITY OF DUMAS, MOORE COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-8, MOORE COUNTY PLAT RECORDS.

2024.008
BRENDA MCKANNA
COUNTY CLERK

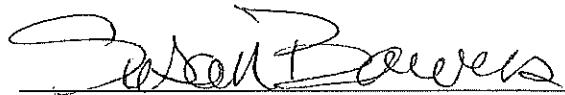
2024 APR 11 PM 1:57

MOORE COUNTY, TEXAS

BY *Brenna Karryel*
DEPUTY

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. Pursuant to the Servicing Agreement and Texas Property Code §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagor whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE

Shannon Heck, Ronnie Heck, Gabrielle Carrier OR
AUCTION.COM OR Jonathan Schendel, Ramiro
Cuevas, Charles Green, Patrick Zwiers OR Susan
Bowers, Jonathan Bowers, Glandeen Shenk, Jose A.
Bazaldua or Antonio Bazaldua OR Kirk Schwartz,
Candace Sissac c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Susan Bowers, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4-11-2024 I filed at the office of the Moore County Clerk and caused to be posted at the Moore County courthouse this notice of sale.

Declarant's Name: Susan Bowers
Date: 4-11-24