

F20250001

702 E Tate St, Brownfield, TX 79316

24-039641

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: 03/04/2025

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 Terry 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 May 20, 2003 and recorded in the real property records of Terry County, TX and is recorded under Clerk's Book 690, Page 163 with Jason K. Vincent and Suetta B. Vincent (grantor(s)) and Mortgage Electronic Registration Systems, Inc., solely as nominee for American State Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jason K. Vincent and Suetta B. Vincent, securing the payment of the indebtedness in the original amount of \$84,829.00, 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. LOTS 25 AND 26 OF THE A.M. BROWNFIELD SUBDIVISION OF BLOCK 11 OF THE EAST ADDITION TO THE TOWN OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY THE MAP, PLAT, AND OR DEDICATION DEED RECORDED IN VOLUME 56, PAGE 6, DEED RECORDS, TERRY COUNTY, TEXAS;



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V. 25 Pg. 1

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 §51.002, 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 Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Ronald Byrd, Kevin Key or Jay Jacob whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Cary Corenblum, Lisa Bruno, Charles Green, Patrick Zwiers, 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.

12/27/2024

Executed on _____

/s/Kirk Schwartz

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Jan 7, 2025
Executed on _____

Nicole Dickey
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Ronald Byrd, Kevin Key or Jay Jacob OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Nicole Dickey, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1.7.25 I filed at the office of the Terry County Clerk and caused to be posted at the Terry County courthouse this notice of sale.

Declarants Name: _____
Date: _____

