

604 Lawrence Street, Anton, TX 79313

19-022255

**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: 04/07/2020

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

Place: The area designated by the Commissioners Court of Hockley 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 2/15/2005 and recorded in the real property records of Hockley County, TX and is recorded under Clerk's File/Instrument Number, 758, Page 664, with Mario Reyes (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Mario Reyes, securing the payment of the indebtedness in the original amount of \$55,134.00, 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.** ALL OF LOTS EIGHT (8) AND NINE (9), BLOCK TWENTY-FIVE (25), OF THE ORIGINAL TOWN OF ANTON, HOCKLEY COUNTY, TEXAS, AS SHOWN AS BY PLAT, RECORDED IN VOLUME 10, PAGES 100-101, OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS



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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.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

*Ronald Byrd*

SUBSTITUTE TRUSTEE  
Ronald Byrd  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parmer

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of March, 2020.

*Ginger Trimble*

NOTARY PUBLIC in and for

Parmer

COUNTY

My commission expires: 7-31-2020

Print Name of Notary:

Ginger Trimble



**CERTIFICATE OF POSTING**

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-2-2020 I filed at the office of the Hockley County Clerk and caused to be posted at the Hockley County courthouse this notice of sale.

Ronald Byrd  
Declarants Name: Ronald Byrd  
Date: 3-2-2020

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Mar 02, 2020 at 09:09A

Amount 2.00

Jennifer Palermo  
Hockley County Clerk  
By  
Jennifer Lomas, Deputy  
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNENFORCEABLE  
UNDER FEDERAL LAW.

Ronald Byrd

P.O. Box 154

Law 4361 71 74325