

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/24/2013

Grantor(s)/Mortgagor(s):
DONALD MARTINEZ AND WIFE, CAROL
MARTINEZ
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR PFL INC.,
DBA MARQUEE MORTGAGE, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: 801
Page: 137
Instrument No: 2013-20132027

Property County:
SCURRY

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: ALL OF LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), OF THE SCOTT & BROWNING ADDITION TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION WHICH IS RECORDED IN CABINET A, SLIDE 110, PLAT RECORDS, SCURRY COUNTY, TEXAS.

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 1806 25th St., Snyder, Scurry, TX, 75949 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.

~~Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com, Marsha Monroe, Jamie Osborne or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075~~

MH File Number: TX-20-76691-POS
Loan Type: FHA

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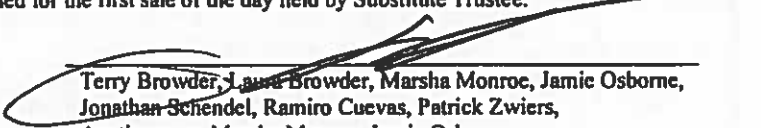
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