

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/24/2015	<b>Grantor(s)/Mortgagor(s):</b> JUAN M. FLORES, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PROSPERITY BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 0102 <b>Page:</b> 0718 <b>Instrument No:</b> 000714	<b>Property County:</b> FLOYD
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 1/2/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Floyd County Courthouse, 105 South Main Street, Floydada, TX 79235 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** TRACT I: THE WEST 105 FEET OF THE NORTH 80 FEET OF LOTS 15, 16, 17 AND 18 IN BLOCK FIVE (5), WALLING ADDITION TO THE TOWN OF LOCKNEY, FLOYD COUNTY, TEXAS. TRACT II: THE NORTH 40 FEET OF THE SOUTH 60 FEET OF LOTS 15, 16, 17 AND 18 IN BLOCK FIVE (5), WALLING ADDITION TO THE TOWN OF LOCKNEY, FLOYD COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(F): 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.**

Dated: 10/20/2023

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 10-26-2023

Jose A. Bazaldua

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

orig was  
**FILED**

AT 10:50 o'clock A.M

**OCT 26 2023**

GINGER MORGAN, COUNTY CLERK  
FLOYD COUNTY, TEXAS

BY Deputy

MH File Number: TX-23-99927-POS  
Loan Type: FHA

THE STATE OF TEXAS

1. Name of the party...	...
2. Address of the party...	...
3. Description of the property...	...
4. Date of the deed...	...
5. Signature of the grantor...	...
6. Signature of the grantee...	...
7. Notary Public's signature...	...
8. Notary Public's commission...	...
9. Date of the commission...	...
10. State of Texas...	...

I, the undersigned, Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my records.

Witness my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the State of Texas

*Handwritten:* Bill R.D.  
 11/10/80  
 11/10/80  
 GINGER MORGAN, COUNTY CLERK  
 FLOYD COUNTY, TEXAS  
*Signature:* \_\_\_\_\_

*Handwritten:* \_\_\_\_\_  
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