

**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: 12/05/2023

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 Floyd 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 08/15/2008 and recorded in the real property records of Floyd County, TX and is recorded under Clerk's File/Instrument Number 081025 in Book 0056 in Page 0276, with Charla D. McHam and Lance E. McHam (grantor(s)) and Wells Fargo Bank, N.a. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Charla D. McHam and Lance E. McHam, securing the payment of the indebtedness in the original amount of \$66,970.00, 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.**

**THE EAST ONE-HALF (E/2) OF LOT FIFTEEN (15), ALL OF LOT SIXTEEN (16), AND THE WEST FIVE FEET (W/5') OF LOT SEVENTEEN (17), BLOCK ONE (1), WESTERN ADDITION, AN ADDITION TO THE TOWN OF FLOYDADA, IN FLOYD COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 105, PAGE 104, DEED RECORDS OF FLOYD COUNTY, TEXAS.**

**FILED**  
AT 11:21 o'clock A M

**OCT 13 2023**

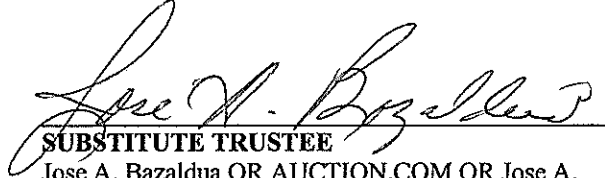
GINGER MORGAN, COUNTY CLERK  
FLOYD COUNTY, TEXAS  
BY Krawls Deputy



4799060

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

  
**SUBSTITUTE TRUSTEE**

Jose A. Bazaldua OR AUCTION.COM OR Jose A. Bazaldua, Antonio Bazaldua, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200 Irving, TX 75038

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATE OF POSTING**

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_