

107 WASHINGTON BOULEVARD
BIG SPRING, TX 79720

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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: November 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 27, 2012 and recorded in Document CLERK'S FILE NO. 2012-00002668 real property records of HOWARD County, Texas, with THOMAS DWAIN REEVES AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS DWAIN REEVES AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$75,048.00, 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 property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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 BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

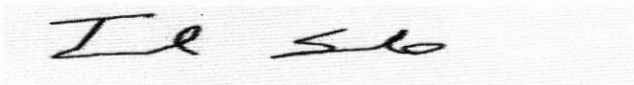
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Filed at 11:00 A M O'clock 9-14-23
Brent Zitterkopf, County Clerk, Howard County, Texas
By Angie Martin Deputy



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.


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, AUCTION.COM, JOHN MCCARTHY OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is DAVID CARRILLO, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-14-2023 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarants Name: 

Date: 9-14-2023

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HOWARD

EXHIBIT "A"

BEING ALL OF LOTS NO. FOUR (4), AND FVE (5), MN BLOCK NO. SIX (6), WASHINGTON PLACE ADDITION, TO THE CITY OF BIG SPRUNG, HOWARD COUNTY, TEXAS, ACCORDING TO THE PROPER MAP OR PLAT OF RECORD M ENVELOPE 103/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

SA VE AND EXCEPT THE FOLLOWING TRACT:

BEING 0.068 ACRE TRACT, MORE OR LESS, OUT OF THE EAST PART OF LOT 5, BLOCK 6, WASHINGTON PLACE ADDITION, TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.P. FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (80' RIGHT-OF-WAY) THE SW CORNER OF LOT 6 AND SE CORNER OF LOT 5, BLOCK 6, WASHINGTON PLACE ADDITION, TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT

THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD AND THE ARC OF A CURVE TO THE RIGHT (CHORD BEARING N 62° 15' 40" W, 20 04') AND AN ARC LENGTH OF 20.04' TO A "X" IN CONCRETE SET FOR THE SW CORNER OF THIS TRACT

THENCE N. 22° 48' 15" E. 134.71' TO A 1/2" IR. WITH CAP SET IN THE NORTH LINE OF SAD LOT 5 AND THE SOUTH LINE OF LOT 26 FOR THE NW CORNER OF THIS TRACT

THENCE S. 75° 26' 06" E. ALONG THE SOUTH LINE OF SAD LOT 26 AND NORTH LINE OF SAD LOT 5, 23.28' TO A 1/2" I.P. FOUND, THE NE CORNER OF SAID LOT 5, THE NW CORNER OF SAID LOT 6, THE SE CORNER OF SAID LOT 26 AND THE SW CORNER OF LOT 25, FOR THE NE CORNER OF THIS TRACT

THENCE S. 24° 03' 46" W. ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 6, 139.8' TO THE PLACE OF BEGINNING

CONTAINING 2950 SQUARE FEET OR 0.068 OF AN ACRE OF LAND, MORE OR LESS