

NOV 14 2024

1001 N 3rd St, Lamesa, TX 79331

24-035936
DAWSON COUNTY CLERK

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: 01/07/2025

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 Dawson 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 August 10, 2018 and recorded in the real property records of Dawson County, TX and is recorded under Clerk's Book 847, Page 647 with Lyndon Martin (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 Lyndon Martin, securing the payment of the indebtedness in the original amount of \$174,115.00, 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. TRACT 1: ALL OF LOT 12 AND THE NORTH 41.5 FEET OF LOT 13 OF THE CECIL KEY ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 46, PLAT RECORDS, DAWSON COUNTY, TEXAS.

TRACT 2: ALL OF THE NORTH 150 FEET OF THE WEST 66 4/7 FEET OF THE EAST 116 4/7 FEET OF BLOCK 6, M.J. MCDONALD ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 9, PAGE 551, DEED RECORDS, DAWSON COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS SECOND TRACT IN WARRANTY DEED DATED JANUARY 21, 1936, FROM V.O. KEY AND WIFE, OLIVE T. KEY, TO ANNIE ASALIE PRICE AND DR. NOBLE PRICE, RECORDED IN VOLUME 67, PAGE 39, DEED RECORDS, DAWSON COUNTY, TEXAS.

TRACT 3: THE WEST 41 5/7 FEET OF BLOCK 6 AND THE EAST 8 2/7 FEET OF BLOCK 7, M.J. MCDONALD ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 9, PAGE 551, DEED RECORDS, DAWSON COUNTY, TEXAS, SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" FOUND AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED EAST $8 \frac{2}{7}$ FEET OF BLOCK 7, M.J. MCDONALD ADDITION, FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N.13 DEGREES 32' 35" W., ALONG THE WEST LINE OF SAID EAST $8 \frac{2}{7}$ FEET, A DISTANCE OF 217.00 FEET TO A POINT IN THE NORTH LINE OF SAID BLOCK 7, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 77 DEGREES 00' 00"E., AT $8 \frac{2}{7}$ FEET PASS THE NORTHEAST CORNER OF SAID BLOCK 7 AND THE NORTHWEST CORNER OF SAID BLOCK 6, IN ALL 11.70 FEET TO A "+" CUT IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S.10 DEGREES 27' 25"E., 217.20 FEET TO THE PLACE OF BEGINNING.

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.
11625 N Community House Rd
Charlotte, NC 28277

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

November 1, 2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Executed on 11-14-24

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Nail, Donna Trout, Zane Nail OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-14-24 I filed at the office of the Dawson County Clerk and caused to be posted at the Dawson County courthouse this notice of sale.

Declarants Name: Shelley Nail

Date: 11-14-24