

#16

SEP 27 2018

1:30pm

2209 S 1st Street , Lamesa, TX 79331

18-024212

Dana Steppard
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: 11/06/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or 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 11/14/2008 and recorded in the real property records of Dawson County, TX and is recorded under Clerk's Book 612, Page 495, with Daniel Ramirez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Amerihomekey, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Daniel Ramirez, securing the payment of the indebtedness in the original amount of \$37,795.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

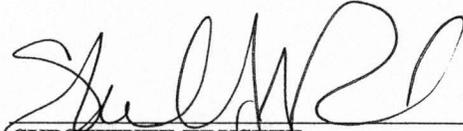
5. Property to be Sold. ALL OF LOT 5, BLOCK 1, BLACKSTOCK HEIGHTS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 34, PLAT RECORDS, DAWSON COUNTY, TEXAS.



4671255

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, NA in LPS, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

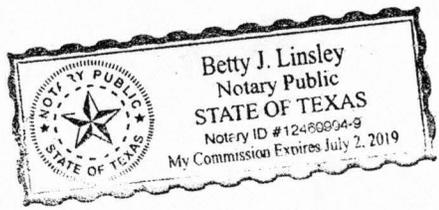


SUBSTITUTE TRUSTEE
Johnie Eads, Shelley Nail, Donna Trout whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Shelley Nail, Donna Trout, Kristina McCrary, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Chris Demarest, Kristie Alvarez whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF Ector

Before me, the undersigned authority, on this day personally appeared Shelley Nail, 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 27 day of Sept, 2018.



Betty J. Linsley
NOTARY PUBLIC in and for
Ector COUNTY
My commission expires: 7-2-19
Print Name of Notary:
Betty J. Linsley

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 9-27-18 I filed at the office of the Dawson County Clerk and caused to be posted at the Dawson County courthouse this notice of sale.

Shelley Nail
Declarants Name: Shelley Nail
Date: 9-27-18