

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: 01/07/2020

Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bailey 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 11/04/2009 and recorded in the real property records of Bailey County, TX and is recorded under Clerk's File/Instrument Number, 277, Page 280, with Brian Donato (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Proficio Mortgage Ventures, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Brian Donato, securing the payment of the indebtedness in the original amount of \$79,677.00, 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. A TRACT IN THE FORM OF A RECTANGLE AND BEING 75 FEET BY 140 FEET, DESCRIBED AS ALL OF THE SOUTH FIFTY (S. 50') FEET OF LOT NUMBER FIVE (5), AND ALL OF THE NORTH TWENTY FIVE (N. 25') FEET OF LOT NUMBER SIX (6), BLOCK NUMBER ONE (1), MULESHOE PARK ADDITION TO MULESHOE, BAILEY COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN VOL. 111, PAGE 180, DEED RECORDS OF BAILEY COUNTY, TEXAS

FILED FOR RECORD
16th DAY OF Dec YR 2019
AT 9 HR 04 MIN. A.M.
ROBIN DICKERSON, COUNTY CLERK
BAILEY COUNTY, TEXAS



4713183

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

Ronald Byrd

SUBSTITUTE TRUSTEE
Ronald Byrd
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF PARMER

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, 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 16th day of December, 2019.



Peggy Goetsch
NOTARY PUBLIC in and for

PARMER COUNTY
My commission expires: 6/15/2023
Print Name of Notary:
Peggy Goetsch

CERTIFICATE OF POSTING

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-16-19 I filed at the office of the Bailey County Clerk and caused to be posted at the Bailey County courthouse this notice of sale.

Ronald Byrd
Declarants Name: Ronald Byrd
Date: 12-16-19