

FILED FOR RECORDS
4:36 O'CLOCK P M
DEC 08 2022
SANDRA LIMAS
CLERK OF COURT, OCHILTREE CO. TEXAS
BY Sandra Limas

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/11/2001

Grantor(s)/Mortgagor(s):
CANDELARIO MARQUEZ, A BARON S

Original Beneficiary/Mortgagee:
AMERICAN MERIDIAN MORTGAGE COMPANY

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 592
Page: 06
Instrument No: 62442

Property County:
OCHILTREE

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT THREE (3), BLOCK ONE (1), MACIAS ADDITION, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS, AS THE SAME IS SHOWN UPON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 31A, PAGE 29, PLAT RECORDS OF OCHILTREE COUNTY, TEXAS.

Date of Sale: 1/3/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FRONT DOOR OF THE OCHILTREE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95458-POS
Loan Type: Conventional Residential