

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/14/2008

Grantor(s)/Mortgagor(s):
MERIKA STRIVENS, A SINGLE PERSON AND
CRESS ARANDA AND SPOUSE, HENRY ARANDA
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, NATIONAL ASSOCIATION

Recorded in:
Volume: 295
Page: 456
Instrument No: 080296

Property County:
GARZA

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: THE EAST 30 (E/30') OF LOT FOUR (4) AND THE WEST 30 FEET (W/30') OF LOT 5, BLOCK ONE HUNDRED FORTY-SEVEN (147), ORIGINAL TOWN OF POST, GARZA COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 13, PAGE 1, DEED RECORDS, GARZA COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Garza County Courthouse, 300 West Main Street, Post, TX 79356 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.

~~Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,
Jonathan Schondel, Ramiro Cuevas, Charles Green,
Auction.com, Marsha Monroe or Jamie Osborne
or Thuy Frazier
or Cindy Menafoza
or Catherine Allen Reg
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075~~

MH File Number: TX-22-81108-POS
Loan Type: FHA

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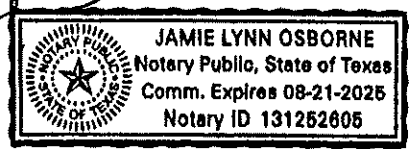
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STATE OF TEXAS §
COUNTY OF Taylor §

Before me, the undersigned Notary Public, on this day personally appeared Termy Browder as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7 day of July, 2022.

Jamie Lynn Osborne
Notary Public
Signature



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FILED FOR RECORD
2022 Jul 07 at 08:24 AM
Terri Laurence, County Clerk
GARZA COUNTY, TEXAS
CS Chela Smalls DEPUTY