

FILED

1404 Houston St, Plainview, TX 79072

2018 AUG -2 AM 9: 57

18-019980

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

LATICE KEMP
COUNTY CLERK
[Signature]

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: 10/02/2018

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 Hale 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 03/30/2006 and recorded in the real property records of Hale County, TX and is recorded under Clerk's File/Instrument Number, 20061667

2006 1667 with Moises Flores and Mayte Flores (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for American State Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Moises Flores and Mayte Flores, securing the payment of the indebtedness in the original amount of \$66,970.00, 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. ALL OF LOT 11, BLOCK 61, HIGHLAND ADDITION TO THE TOWN OF PLAINVIEW, HALE COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF, RECORDED AT VOLUME 14, PAGE 3, DEED RECORDS OF HALE COUNTY, TEXAS.



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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

Jose A. Bazaldua
SUBSTITUTE TRUSTEE

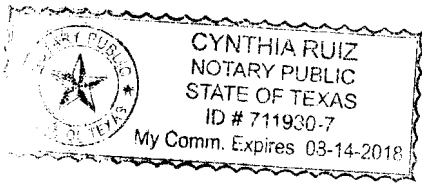
Jose A. Bazaldua, Antonio Bazaldua whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Antonio Bazaldua, Jose A. Bazaldua, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Kristie Alvarez whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Hale

Before me, the undersigned authority, on this day personally appeared Jose A. Bazaldua, 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 2nd day of Aug., 2018.

Cynthia Ruiz
NOTARY PUBLIC in and for
Hale COUNTY
My commission expires: 8/14/18
Print Name of Notary: Cynthia Ruiz



CERTIFICATE OF POSTING

My name is Jose A. Bazaldua, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 08-02-2018 I filed at the office of the Hale County Clerk and caused to be posted at the Hale County courthouse this notice of sale.

Declarants Name: Jose A. Bazaldua
Date: 08-02-2018