

#141

**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: 05/07/2019

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 Gaines 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 12/21/2011 and recorded in the real property records of Gaines County, TX and is recorded under Clerk's File/Instrument Number, 2011-6277 with Carlos Perez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for NTFN Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Carlos Perez, securing the payment of the indebtedness in the original amount of \$99,902.00, 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.** LOT 3, WRIGHT & BYRD ADDITION, A SUBDIVISION OUT OF SECTION 190, BLOCK G, W.T. RY. CO SURVEY, GAINES COUNTY, TEXAS, AS PER REPLAT OF RECORD IN VOLUME 189, PAGE 682, DEED RECORDS OF GAINES COUNTY, TEXAS, SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

— FILED —

4/11/19 . 1:54 PM

Terri Berry, County Clerk  
Gaines County, Texas

BY Aracelis Snader  
Deputy




4690254

3

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



**SUBSTITUTE TRUSTEE**

Johnie Eads, Shelley Nail, Donna Trout  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Shelley Nail, Kristina  
McCrary, Donna Trout, Cassie Martin, Charles  
Green, Kristie Alvarez, Kristopher Holub, Ramiro  
Cuevas, Patrick Zwiers, Shawn Schiller whose  
address is 1 Mauchly, Irvine, CA 92618

**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 4-11-19 I filed at the office of the Gaines County Clerk and caused to be posted at the Gaines County courthouse this notice of sale.

Declarants Name: Shelley Nail  
Date: 4-11-19