

**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: June 06, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: INSIDE THE FRONT SOUTH DOOR OF THE REAGAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 26, 2010 and recorded in Document CLERK'S FILE NO. 105863 real property records of REAGAN County, Texas, with JUSTIN OSWALDO MALTOS AND BRENDA LEE BONILLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUSTIN OSWALDO MALTOS AND BRENDA LEE BONILLA, securing the payment of the indebtednesses in the original principal amount of \$53,512.00, 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.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, 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:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

FILED at 1:50 PM  
Reagan County

MAR 16 2023

Tammy Hodge  
County and District Clerk  
By [Signature]



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, ZANE NAIL, DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS, CHARLES GREEN OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Is Saucedo*

Israel Saucedo

Certificate of Posting

My name is Shelley Nail, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-14-23 I filed at the office of the REAGAN County Clerk and caused to be posted at the REAGAN County courthouse this notice of sale.

*Shelley Nail*

Declarants Name: Shelley Nail

Date: 3-14-23

1005 N OHIO AVENUE  
BIG LAKE, TX 76932

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REAGAN

**EXHIBIT "A"**

ALL OF LOT NINE (9), BLOCK FIFTY-TWO (52), HOLLAND SUBDIVISION TO THE CITY OF BIG LAKE, REAGAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 23, PLAT RECORDS OF REAGAN COUNTY, TEXAS.