

2022 - 1011

NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
9/3/2014

**Grantor(s)/Mortgagor(s):**  
TERRY OBENHAUS AND JOANNA OBENHAUS,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
PRIMEWEST MORTGAGE CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 445  
**Page:** 565  
**Instrument No:** 2014-1362

**Property County:**  
LYNN

**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:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Date of Sale:** 8/2/2022

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

**Place of Sale of Property:** Lynn County Courthouse, 1600 Main Street, Tahoka, TX 79373 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

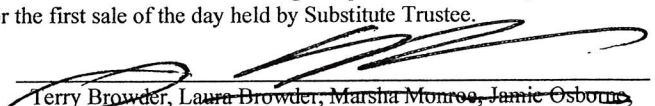
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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,~~  
~~Kevin Key, Jay Jacobs, Ronald Byrd, Charles Green, Kristopher~~  
~~Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller,~~  
~~Auction.com, Jay Jacobs or Ronald Byrd~~  
~~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

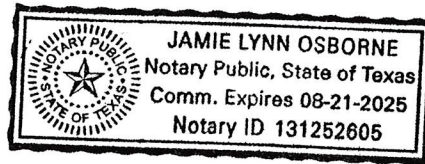
**MH File Number:** TX-19-71916-POS  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Taylor §

Before me, the undersigned Notary Public, on this day personally appeared Terry 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 8 day of June, 2022.

Jamie Lynn Osborne  
Notary Public  
Signature



**TX-19-71916-POS**

**EXHIBIT A**

SURFACE ESTATE ONLY of a 0.948 acre tract of land out of the South part of Section 487, Block 1, Abstract No. 16, Certificate No. 468, E.L. & R.R. R.R. Co. Survey, Lynn County, Texas, being the same as that certain 0.953 acre tract described in deed from Carolyn D Phernetton, et al, to Keith W. Williams, et ux, dated October 21, 1998 and recorded in Volume 325, Page 854, Deed Records of Lynn County, Texas, said 0.948 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with cap marked "NEWTON SURVEYING" set at the intersection of the Westerly right-of-way line of U.S. Highway 87 (R.W. V. 163, P. 44, D.R.) with the South line of said Section 487, as shown on the plat by Thomas Sprawls, RPLS 523, dated December 19, 1969 and recorded in Volume 5, Page 342, Surveyors Records of Lynn County, Texas, for the Southeast corner of said 0.953 acre tract, and for the Southeast corner of this tract;

THENCE West, along the South line of said Section 487, a distance of 105.00 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of said 0.953 acre tract, and for the Southwest corner of this tract;

THENCE N.03°05'04"E. 263.00 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of said 0.953 acre tract, and for the Northeast corner of this tract;

THENCE S.89°12'50"E. 210.60 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set in said Westerly right-of-way line of said U.S. Highway 87, for the Northeast corner of said 0.953 acre tract, and for the Northeast corner of this tract;

THENCE S.24°44'56"W., along said Westerly right-of-way line of U.S. Highway 87, a distance of 286.00 feet to the PLACE OF BEGINNING.

**FILED FOR RECORD**

AT 4:00 O'CLOCK PM

ON THE 9 DAY OF June

A.D., 2000

Instrument # 2000-1011

In the OPR Records

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Karen Strickland*  
**Karen Strickland**  
COUNTY CLERK, LYNN COUNTY, TEXAS



KS