

2023_1356

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/2/2021	Grantor(s)/Mortgagor(s): ELMER RAY DELANO, A SINGLE PERSON, AS SOLE OWNERSHIP
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-0941	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
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE NORTH ENTRANCE TO THE LYNN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL OF LOT 8, BLOCK 28, ORIGINAL TOWN OF TAHOKA, LYNN COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Jamie Osborne, Kevin Key, Jay Jacobs or Ronald Byrd, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 10/18/2023



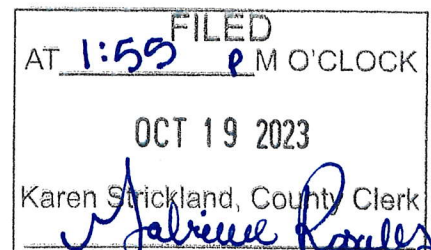
Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 10/18/2023

Printed Name:

Terry Browder

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075



MH File Number: TX-23-98680-POS
Loan Type: VA

FILED FOR RECORD
KAREN STRICKLAND - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2023-1356

FILED ON: OCTOBER 19, 2023 AT 1:55pm
THE INSTRUMENT CONTAINED 2 PAGES AT FILING
Filed by: Gabrielle Rosales Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Strickland, Clerk County Court in
and for said county hereby do certify that
the foregoing instrument was filed for record
in my office on the 19th day of October 2023
at 1:55 PM and duly recorded on that date, in
the Official Public Records of said county.

Instrument # 2023-1356, 2 Pages

A handwritten signature in blue ink that reads "Karen Strickland".

Karen Strickland, County Clerk

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

TERRY BROWDER
897 ELMWOOD DR
ABILENE, TX 79605