

23049

FILED FOR RECORD

AUG 31 2023

AT 8:00 O'CLOCK A.M.
CARLA KERN
County Clerk, Texas
By: [Signature] Deputy

1109 Locust Street, Colorado City, TX 79512

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: 11/07/2023
Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Mitchell 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 09/12/2018 and recorded in the real property records of Mitchell County, TX and is recorded under Clerk's File/Instrument Number 18-1375, Volume 853, Page 822 with David Rios and Amy Rios (grantor(s)) and mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by David Rios and Amy Rios, securing the payment of the indebtedness in the original amount of \$148,068.00, 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 LOTS 5 AND 6 BLOCK 141 JOSEPH E. BROWN'S EXTENSION TO THE TOWN OF COLORADO, NOW KNOWN AS COLORADO CITY, MITCHELL COUNTY, TEXAS.



4795087

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

~~_____
SUBSTITUTE TRUSTEE~~

~~Terry Browder, Laura Browder, Marsha Monroe,
Jamie Osborne, Jonathan Schendel, Ramiro Cuevas,
Charles Green, Patrick Zwiers, Auction.com, Terry
Browder, Laura Browder, Jamie Osborne, Kirk
Schwartz, Candace Sissac, c/o Albertelli Law 2201
W Royal Lane Ste 200, Irving, TX 75038~~

~~STATE OF _____
COUNTY OF _____~~

~~Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 2023.~~

~~_____
NOTARY PUBLIC in and for~~

~~_____ COUNTY~~

~~My commission expires: _____
Print Name of Notary: _____~~

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Mitchell County Clerk and caused to be posted at the Mitchell County courthouse this notice of sale.

Declarants Name: _____
Date: _____