

161 Fm 298, Sudan, TX 79371

**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.**

FILED FOR RECORD  
2020 MAR 16 10:08 AM  
TANYA RITHEIMER  
PROPERTY CLERK  
LAMB COUNTY  
TX  
6408

**1. Date, Time, and Place of Sale.**

Date: 04/07/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Lamb 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 07/23/2013 and recorded in the real property records of Lamb County, TX and is recorded under Clerk's Book Number 703, Page 743, with Frankie Shane Carthel (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First United Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Frankie Shane Carthel, securing the payment of the indebtedness in the original amount of \$113,500.00, 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.** 5.57 ACRES, LABOR 20, LEAGUE 209, DEAF SMITH CSL, LAMB COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES OF 5.57 ACRES OUT OF THE SE CORNER OF LABOR 20, LEAGUE 209, DEAF SMITH COUNTY SCHOOL LAND, LAMB COUNTY, TEXAS:

BEGINNING AT A 3/8" IR FOUND FOR THE SE CORNER OF THIS TRACT, AND THE SE CORNER OF LABOR 20;

THENCE N. 89 DEGREES 26 MINUTES 45 SECONDS W, ALONG THE S/LINE OF LABOR 20, A DISTANCE OF 624.17' TO THE SW CORNER OF THIS TRACT;

THENCE N 0 DEGREES 10 MINUTES 10 SECONDS E. AT 40' PASS A 1/2" IR SET FOR REFERENCE IN N/LINE OF FM HIGHWAY 298, CONTINUING FOR A TOTAL DISTANCE OF 388.95' TO A 1/2" IR SET FOR THE NW CORNER OF THIS TRACT;

THENCE S 89 DEGREES 26 MINUTES 45 SECONDS E, A DISTANCE OF 624.17' TO A 1/2" IR SET FOR THE NE CORNER OF THIS TRACT;



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THENCE S 0 DEGREES 10 MINUTES 00 SECONDS W, AT 345.95 PASS A 1/2" IR SET FOR REFERENCE IN  
N/LINE OF FM HIGHWAY 298. IN ALL A TOTAL DISTANCE OF 388.95' TO THE PLACE OF BEGINNING.

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

Ronald Byrd

SUBSTITUTE TRUSTEE

Ronald Byrd  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF PARMER

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, 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.

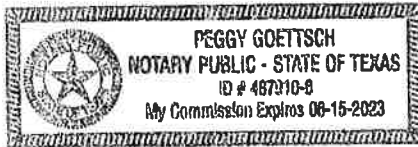
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16<sup>th</sup> day of MARCH, 2020.

Peggy Goettsch

NOTARY PUBLIC in and for

PARMER COUNTY  
My commission expires: 6/15/2023  
Print Name of Notary:

Peggy Goettsch



**CERTIFICATE OF POSTING**

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-16-2020 I filed at the office of the Lamb County Clerk and caused to be posted at the Lamb County courthouse this notice of sale.

Ronald Byrd  
Declarants Name: Ronald Byrd  
Date: 3-16-2020