

11416 East Cr 5900, Idalou, TX 79329

24-009059

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: 08/05/2025

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 Lubbock 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 July 7, 2017, and recorded in the real property records of Lubbock County, TX and is recorded under Clerk's Instrument No. 2017025063 with Aaron Joseph Ashley (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for PrimeWest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Aaron Joseph Ashley, securing the payment of the indebtedness in the original amount of \$168,767.00, 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 SURFACE ESTATE OF A TRACT OF LAND LOCATED IN SECTION 131, BLOCK C, LUBBOCK COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SECTION 131, BLOCK C, LUBBOCK COUNTY, TEXAS;

THENCE S. 89 DEGREES 58'38" E., ALONG THE NORTH LINE OF SAID SECTION 131, A DISTANCE OF 1021.70 FEET TO A 1/2" ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00 DEGREES 02'37" W., AT 25.00 FEET PASS A 1/2" ROD WITH CAP SET IN REFERENCE TO GRADED COUNTY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 323.00 FEET TO A 1/2" ROD WITH A CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89 DEGREES 58'38" W., AT 996.70 FEET PASS A 1/2" ROD WITH CAP SET IN REFERENCE TO A GRADED COUNTY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1021.70 FEET TO A 1/2" ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;



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THENCE N. 00 DEGREES 02'37" E., A DISTANCE OF 323.00 FEET TO THE POINT 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.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq. or AWEST OR Terry Browder, Laura Browder or Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiars, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, or Jamie Osborne or Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook Todd Paxton, Chad McDougal, Donna Dubose, Ed Henderson, Marsha Monroe or Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

June 23, 2025

Executed on

6/25/25
Executed on

/s/ Justin Ritchie

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

SUBSTITUTE TRUSTEE

Agency Sales & Posting

Terry Browder, Laura Browder, Jamie Osborne OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Terry Browder, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 6/26/25 I filed at the office of the Lubbock County Clerk and caused to be posted at the Lubbock County courthouse this notice of sale.

Declarants Name:

Date:

Terry Browder
6/26/25

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/26/2025 10:05 AM
FEE: \$2.00
2025024650