



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/21/2014

Grantor(s)/Mortgagor(s):
FLORA PEREZ, AN UNMARRIED WOMAN

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014026247

Property County:
LUBBOCK

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: LOT THREE HUNDRED THIRTY-SIX (336), SHADOW HILLS, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 7456, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS

Date of Sale: 3/7/2023

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

Place of Sale of Property: 904 Broadway, Lubbock, Lubbock, TX, 79401 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.

~~Bobby Fischer, David Ray, Clay Golden, Doak Lambert,
Jonathan Schendel, Angie Usilton, Charles Green, Lisa Bruno,
Shawn Schiller, Patrick Zwiers, Kristopher Hofub, Dana Kamin,
Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com,
Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne
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~~

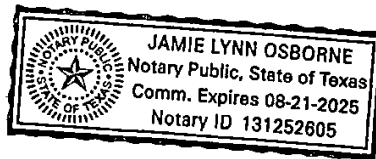
MH File Number: TX-22-93687-POS
Loan Type: FHA

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 11 day of Jan, 2023

Jamie Lynn Osborne
Notary Public
Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/12/2023 10:08 AM
FEE: \$30.00
2023001496