

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/30/2011	Grantor(s)/Mortgagor(s): PHILIP ZELLER AND WIFE, TAWANNA ZELLER
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOME LOAN CENTER INC., DBA LENDINGTREE LOANS, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 82 Page: 772 Instrument No: 51460	Property County: PARMER
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: 2/6/2024	Earliest Time Sale Will Begin: 10:00 am
Place of Sale of Property: Parmer County Courthouse, 401 3rd Street, Farwell, TX 79325 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Ronald Byrd, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Auction.com, 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(D): 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: 11/14/2023



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

Dated: 11/16/2023



Printed Name:



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

MH File Number: TX-23-100265-POS
Loan Type: FHA

TX-23-100265-POS

EXHIBIT "A"

A tract of land in the Southwest 1/4, Section 7, T5S, R4E, Capitol Syndicate Subdivision,
Parmer County, Texas.

Being described as follows:

BEGINNING at a railroad spike for the Southwest corner of Section 7, T5S, R4E;

THENCE North along the West line of said Section 87.26 feet to a point on the physical line of
State Highway 86;

THENCE N. 88° 57' 25" E. along the North physical line of said Highway, 360.0 feet to a 1/2"
iron rod for the Southwest and actual beginning corner of this tract;

THENCE North parallel with the West line of said section, 209.0 feet to a 1/2" iron rod;

THENCE N. 88° 57' 25" E. 591.0 feet to a point;

THENCE South parallel with the West line of said section, 209.0 feet to a 1/2" iron rod in the
North physical line of said highway;

THENCE S. 88° 57' 25" W. along the North physical line of said highway, 591.0 feet to the
PLACE OF BEGINNING.

Said tract contains 2.84 acres of land

FILED 16th DAY OF NOV
20 23 AT 8:55 A. M.

COUNTY CLERK
PARMER COUNTY, TEXAS
BY Naura Chacon
COUNTY CLERK DEPUTY