

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: 02/04/2025

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 Parmer 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 22, 2015 and recorded in the real property records of Parmer County, TX and is recorded under Clerk's Instrument No. 56150, Book 115, Page 649 with Clay Frank Dannelley and Sierra Anne Dannelley (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Clay Frank Dannelley and Sierra Anne Dannelley, securing the payment of the indebtedness in the original amount of \$265,109.00, 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 that property situated in the County of Parmer, State of Texas, described as:

A 9.900 acre tract being the South 330 feet of the West 1307 feet of Lot 12 Section 32, T9S R1E, Capitol Syndicate Subdivision in Parmer County, Texas.

Described by metes and bounds as follows:

Beginning at a point in the West line of Section 32, T9S R1E for the Southwest corner of Lot 12 whence a 3/8" iron rod found for the Southwest corner of Section 32 bears S 00° 04' 07" W 1320.29 feet and a 1/2" iron rod found for the Northwest corner of Section 32 bears N 00° 04' 07" E 3966.39 feet;

Thence N 89° 06' 57" E parallel with the South line of said Section and along the South line of Lot 12, at 38.88 feet pass a 1/2" iron rod set for reference, at 331.20 feet pass a 4 X 4 inch concrete monument and at 1307.00 feet a 1/2" iron rod;

Thence N 00° 04' 07" E 330.00 feet to a 1/2" iron rod;

Thence S 89° 06' 57" W at 1268.12 feet pass a 1/2" iron rod set for reference and at 1307.00 feet a point in the West line of Section 32 and the West line of Lot 12;

Thence S 00° 04' 07" W along the West line of Section 32 and the West line of Lot 12, a distance of 330.00 feet 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.
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 AWEST OR Ronald Byrd, Jonathan Schendel, Ramiro Cuevas, Charles Green OR Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rogers, Drew Dickey, Jose A. Bazaldua, Christy Russell 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.

November 18, 2024

Executed on

/s/Carson Emmons

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

11/22/24

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rogers, Drew Dickey, Jose A. Bazaldua, Christy Russell OR AUCTION.COM

1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Brad Dickey, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11/22/2024 I filed at the office of the Parmer County Clerk and caused to be posted at the Parmer County courthouse this notice of sale.

Declarants Name: Brad Dickey
Date: 11/22/24

FILED 22 DAY OF Nov
20 24 AT 8:45 A M.
COUNTY CLERK
PARMER COUNTY, TEXAS
BY Suow Spry
COUNTY CLERK