

**ORIGINAL**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/24/2005

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

**Recorded in:**  
**Volume:** 289  
**Page:** 778  
**Instrument No:** 51033

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
CURTIS DARELL MARTIN AND SARAH MARTIN,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Property County:**  
CASTRO

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**FILED FOR RECORD**  
**2022 NOV 29 AM 9:26**

**JOANNA BLANCO**  
**CASTRO COUNTY**  
**DISTRICT & COUNTY CLERK**

**Legal Description:** ALL OF LOT SIX (6), BLOCK ONE HUNDRED FORTY-NINE (149), ORIGINAL TOWN OF DIMMITT, CITY OF DIMMITT, CASTRO COUNTY, TEXAS, AS SHOWN BY THE RECORDED MAP OR PLAT IN VOL. 3, PG. 240, DEED RECORDS, CASTRO COUNTY, TEXAS.

**Date of Sale:** 2/7/2023

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

**Place of Sale of Property:** 100 E Bedford St., Dimmitt, TX, 79027 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.**

*Ronald Byrd*

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Ronald Byrd, Antonio Bazaldua, Jose A. Bazaldua, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Antonio Bazaldua or Jose A. Bazaldua 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

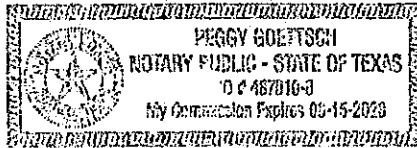
**MH File Number:** TX-22-95110-POS  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Parmer §

Before me, the undersigned Notary Public, on this day personally appeared Ronald Byrd as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as DL, 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 29<sup>th</sup> day of November, 2022

Peggy Goettsch  
Notary Public  
Signature



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