

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/26/2016	Grantor(s)/Mortgagor(s): JOY FAITH MURRAY, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PROSPERITY BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded In: Volume: ORB 730 Page: 548 Instrument No: 218737	Property County: LAVACA
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: Lavaca County Courthouse, 109 N. La Grange Street, Hallettsville, TX 77964 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT NINE (9) IN BLOCK ONE (1) OF THE OAK RIDGE TERRACE SUBDIVISION, A DEDICATED SUBDIVISION IN THE CITY OF HALLETTSVILLE, LAVACA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 225, PAGE 528, DEED RECORDS OF LAVACA COUNTY, TEXAS; TO WHICH REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES; SUCH PROPERTY BEING MUNICIPALLY DESIGNATED AS 120 HESSLER DRIVE, HALLETTSVILLE, TEXAS. AND BEING THE SAME LAND DESCRIBED IN DEED DATED JULY 18, 1994, FROM W. GLEN RAY, ET UX, TO GREGORY P. SHIMEK AND VANESSA M. VEIT AND RECORDED IN VOLUME 47, PAGE 730, OFFICIAL RECORDS, LAVACA COUNTY, TEXAS.

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, Megan Randle, Ebbie Murphy, Robert Randle, Dylan Ruiz, Aarti Patel, Amy Ortiz, Evan Press, Auction.com, Robert Randle or Ebbie Murphy, 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 their 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(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.

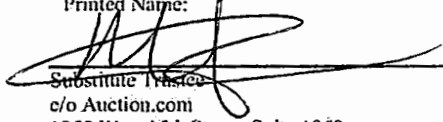
Dated: 12/22/2023



Dated: 12/28/23

Megan C. Randle

Printed Name:



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

Plano, TX 75075

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

FILED FOR RECORD
At 2:31 O'Clock P M

DEC 28 2023

MH File Number: TX-23-100637-POS
Loan Type: FHA

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By Susan Opel Deputy