

215 N. EIGHTH ST.
LOTT, TX 76656

0000010083079

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: May 06, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: SOUTH SIDE STEPS OF FALLS COUNTY COURTHOUSE 125 BRIDGE ST. MARLIN, TX 76661 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. 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 Document VOLUME 00307, PAGE 00819 real property records of FALLS County, Texas, with MARK DELONG, JR., A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARK DELONG, JR., A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$71,133.00, 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. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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 BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

FILED
At 1:00 o'clock P M

FEB 21 2025

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY Blank DEPUTY



NTSS0000010083079

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, FLORENCE ROSAS, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, KATHLEEN ADKINS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the FALLS County Clerk and caused to be posted at the FALLS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964
FROM
DR. J. H. GOLDSTEIN
1000 UNIVERSITY AVENUE
ANN ARBOR, MICHIGAN 48106

ACKNOWLEDGMENTS

The author wishes to thank Dr. J. H. Goldstein for his generous donation of the sample and for his helpful discussions during the course of this work.

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LOTT, TX 76656

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FALLS



LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK SIXTY-THREE (63), CITY OF LOTT, FALLS COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID CITY OF RECORD IN VOLUME 2, PAGE 28. PLAT RECORDS OF FALLS COUNTY, TEXAS.

PLATE

PLATE 1. THE GREAT WALL OF CHINA