

2019.001

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/27/2010

**Grantor(s)/Mortgagor(s):**  
MANUEL SALAIS AND JESSICA SALAIS,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR FIRST NATIONAL BANK TEXAS DBA FIRST  
COMMUNITY MORTGAGE, ITS SUCCESSORS  
AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Recorded in:**  
**Volume:** 0684  
**Page:** 0670  
**Instrument No:** 0173440

**Property County:**  
MOORE

**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

**Legal Description:** THE NORTH EIGHTY-FEET (80') OF THE SOUTH EIGHTY-TWO AND FIVE TENTHS  
FEET (82.5') OF LOT SIX (6), BLOCK SIXTEEN (16), UNIT SIX (6), J. FRED PHILLIPS ADDITION TO THE  
CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT  
CABINET 1, SLEEVE A-9, MOORE COUNTY PLAT RECORDS

**Date of Sale:** 4/2/2019


**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Moore County Courthouse, 715 S. Dumas Avenue, Dumas, TX 79029 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.

*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.

  
Shannon Heck, Ronnie Heck, Ramiro Cuevas,  
Frederick Britton, Irene Lindsay, Charles Green,  
Esmerelda Varela, Marcie Payton, Royce Watson,  
Teresa Mitchell, Susan Bowers, Jose A. Bazaldua,  
Antonio Bazaldua, Jonathan Bowers, Glandeen  
Shenk, Jose A. Bazaldua or Antonio Bazaldua  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

BRENDA MCKANNA  
COUNTY CLERK

2019 JAN 17 P 2:45

MOORE COUNTY, TEXAS

  
DEPUTY

Pd 13  
Susan Bowers

MH File Number: TX-19-70063-POS  
Loan Type: FHA

2019.001

STATE OF TEXAS §  
COUNTY OF POTTER §

Before me, the undersigned Notary Public, on this day personally appeared Susan Bowers as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KYBOW, 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 17<sup>th</sup> day of January, 2019.

Glandeem M. Shenk

Notary Public  
Signature

