

POSTED

Date: 3-9-2023
Time: 9:25am
Sharla Keith, County Clerk
Nolan County, Texas
By Cindy Loh Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/28/2018

Grantor(s)/Mortgagor(s):
BRANDON SCOTT BROMLEY AND KASSIE LYNN BROMLEY

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Current Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Recorded in:
Volume: 1461
Page: 0294
Instrument No: 18-24951

Property County:
NOLAN

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: ALL OF LOTS 4, 5, AND 6, BLOCK 72, OF THE HIGHLAND ADDITION, SWEETWATER, NOLAN COUNTY, TEXAS.

Date of Sale: 5/2/2023

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

Place of Sale of Property: 100 East 3rd St., Sweetwater, Nolan, TX, 79556 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.


Perry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,
Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com
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-23-96968-POS
Loan Type: Conventional Residential

RECEIVED

MAR 09 2023

Nolan County Clerk