

## 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:

03/01/2022

Time:

Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three

hours thereafter.

Place:

The area designated by the Commissioners Court of Bastrop County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location

where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

- 3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 9/11/2003 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number, 1373, Page 403, with Damon R. Opheim and Daysha R. Opheim (grantor(s)) and Kathy M. Cravens mortgagee to which reference is herein made for all purposes.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by Damon R. Opheim and Daysha R. Opheim, securing the payment of the indebtedness in the original amount of \$54,075.00, 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. LOT 14 THE RESUBDIVISION OF LOTS 13-18, CEDAR CREEK BEND SUBDIVISION, PHASE ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 3, PAGE 189A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

**FILED** 

FEB 07 2022

Krista Bartsch
Rastrop County Clerk

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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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A. 3476 Stateview Blvd. Fort Mill, SC 29715

SUBSTITUTE PRUSTEE Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson 1320 Greenway Drive, Suite 300 Irving, TX 75038 STATE OF \ Before me, the undersigned authority, on this day personally appeared Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of 3ebruaras DENISE A. BEHRENS COUNTY My Notary ID # 11612524 Expires May 12, 2023

CERTIFICATE OF FOSTING
My name is Ebble Morphy, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Dalo Dalo Dalo I filed at the office of the Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.
Declarants Named Stole Muchy Date: 03 (07)