

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/5/2013

**Original Beneficiary/Mortgagee:**  
WELLS FARGO BANK, NATIONAL ASSOCIATION

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013046153

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
AURELIO MARTINEZ, JR. AND SPOUSE, BLANCA MARTINEZ  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Property County:**  
TRAVIS

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**STAYS IN FILE**

**Legal Description:** LOT 27, BLOCK C, OF DITTMAR CROSSING, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200400006, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Date of Sale:** 5/3/2022

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 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.

*Angela Zavala*  
David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz, Violet Munoz, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts  
or Thuy Frazier  
or Cindy Mendez  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Rebecca Guerrero*  
Rebecca Guerrero, County Clerk  
Travis County, Texas



**MH File Number:** TX-22-80619-POS  
**Loan Type:** FHA

**202240097****Feb 17, 2022 09:29 AM****Fee: \$3.00****MACEDOS**