

**STAYS IN FILE**

1100 CROWN OAKS DR  
AUSTIN, TX 78753



3 pgs

202240084

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**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: April 05, 2022

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

Place: THE REAR "SALLYPORT" OF THE TRAVIS COUNTY COURTHOUSE 1000 GUADALUPE STREET, AUSTIN, TEXAS 78701, OR THE PLACE DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 August 16, 2013 and recorded in Document CLERK'S FILE NO. 2013155906; AS AFFECTED BY REFILED CLERK'S FILE NO. 2013167284 real property records of TRAVIS County, Texas, with MIQUEL A LIMON AND PAULINA MALDONADO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MIQUEL A LIMON AND PAULINA MALDONADO, securing the payment of the indebtednesses in the original principal amount of \$142,373.00, 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



1106 CROWN OAKS DR  
AUSTIN, TX 78753

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**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 DAVID ACKEL, TRAVIS KADDATZ, SARA EDGINGTON, COLETTE MAYERS, THOMAS GILBRATH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, RAMIRO GUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, MICHAEL LATHAM, JOHN LATHAM, TOBEY LATHAM, BRETT ADAMS whose address is c/o BARRETT DAEFIN ERAPPIER, 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*

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 TRAVIS County Clerk and caused to be posted at the TRAVIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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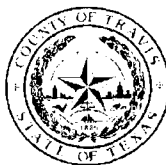
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TRAVIS

**EXHIBIT "A"**

BEING LOT 47, BLOCK B, OF CROWN RIDGE VILLAGE, SECTION ONE, AN ADDITION IN AND TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**202240084**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

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

Feb 10, 2022 08:00 AM  
Fee: \$3.00 MEDINAE