

**STAYS IN FILE**

19112 Boulder Crest Dr, Pflugerville, TX 78660

22-000902

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: 04/05/2022

Time: Between 1PM - 4PM and beginning not earlier than 1PM - 4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Travis 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 04/21/2017 and recorded in the real property records of Travis County, TX and is recorded under Clerk's File/Instrument Number 2017065088, with Ricky E. Hurst and Norma P. Hurst (grantor(s)) and Mortgage Research Center, LLC d/b/a Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ricky E. Hurst and Norma P. Hurst, securing the payment of the indebtedness in the original amount of \$378,900.00, 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 10, BLOCK "F", FALCON POINTE SECTION EIGHT-B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER COUNTY CLERK'S FILE NO. 200600398, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



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 29745

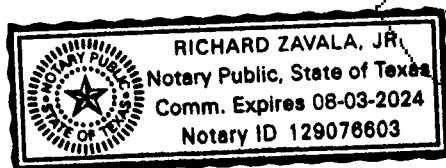
Angela Zavala
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Angela Zavala, as Substitute 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 3rd day of March, 2022.



Richard Zavala Jr.
NOTARY PUBLIC in and for

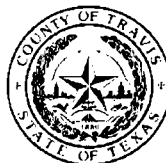
Travis COUNTY
My commission expires: 8/3/24
Print Name of Notary: Richard Zavala Jr.

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 3, 2022 I filed at the office of the Travis County Clerk and caused to be posted at the Travis County courthouse this notice of sale.

Angela Zavala
Declarant's Name:

Date: 3/3/22



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero
Rebecca Guerrero, County Clerk
Travis County, Texas

202240114

Mar 03, 2022 02:09 PM

Fee: \$3.00

ANDERSOND