

NOTICE OF SUBSTITUTE TRUSTEE SALE**Deed of Trust Date:**

7/15/2013

Original Beneficiary/Mortgagee:

WELLS FARGO HOME MORTGAGE

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 2013075685

Grantor(s)/Mortgagor(s):

GINGER T. MITCHELL AND SPOUSE, DAVID E. MITCHELL

Current Beneficiary/Mortgagee:

Wells Fargo Bank, N.A.

Property County:

WILLIAMSON

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: LOT 3, BLOCK H, AVERY RANCH FAR WEST PHASE TWO, SECTION ONE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET CC, SLIDES 92-94, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Date of Sale: 4/5/2022**Earliest Time Sale Will Begin:** 10:00:00 AM

Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 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 Raddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, 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 Mendoza
 or Catherine Allen-Rea
 or Cole Patton, Substitute Trustee
 MCCARTHY & HOLTHUS, LLP
 1255 WEST 15TH STREET, SUITE 1060
 PLANO, TX 75075

FILED FOR RECORD

MAR 10 2022

Nancy E. Ruten

County Clerk, Williamson Co. TX

MH File Number: TX-22-80297-POS

Loan Type: FHA