

STAYS IN FILE



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202240126

17817 Powder Creek Drive, Manor, TX 78653

22-000981

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 10/10/2003 and recorded in the real property records of Travis County, TX and is recorded under Clerk's File/Instrument Number 2003242336, with Ber Nadetta Thomas (grantor(s)) and Mortgage Electronic Registration Systems Inc as a nominee for CH Mortgage Company I, Ltd mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ber Nadetta Thomas, securing the payment of the indebtedness in the original amount of \$102,975.00, 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, BLOCK "G", BRIARCREEK SUBDIVISION, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC NO. 200200177 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



4743500

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

Angela Zavala

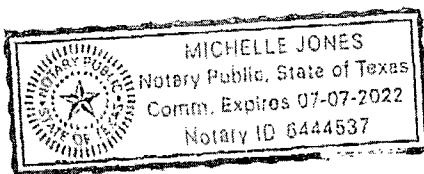
SUBSTITUTE TRUSTEE

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 10 day of March, 2022.



Michelle Jones
NOTARY PUBLIC in and for

- Travis COUNTY
My commission expires: 7-7-22
Print Name of Notary: Michelle Jones

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 10, 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: 3/10/22

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Rebecca Guerrero
Rebecca Guerrero, County Clerk
Travis County, Texas

202240126

Mar 10, 2022 10:01 AM

Fee: \$3.00

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