

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: 04/02/2024
Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Caldwell 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 09/30/2016 and recorded in the real property records of Caldwell County, TX and is recorded under Clerk's File/Instrument Number 2016-005097, with Elizabeth Wilson and Willie Wilson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Security National Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Elizabeth Wilson and Willie Wilson, securing the payment of the indebtedness in the original amount of \$151,544.00, 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 1, Block C, Amending Plat for Riverside Grove, an Addition to the City of Luling, Caldwell County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 14, Plat Records of Caldwell County, Texas.

Filed this 18th day of Jan. 2024
11:27 A M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Yolanda Hernandez Deputy

Yolanda Hernandez



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

Sharlet Watts

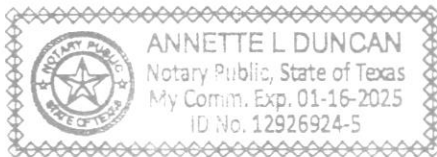
SUBSTITUTE TRUSTEE

Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson OR AUCTION.COM OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Richard Zavala Jr. OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF Texas
COUNTY OF Caldwell

Before me, the undersigned authority, on this day personally appeared Sharlet Irene Watts, 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 18 day of January, 2024.



Annette L. Duncan
NOTARY PUBLIC in and for

Caldwell COUNTY
My commission expires: 1-16-2025
Print Name of Notary:

Annette L. Duncan Annette L. Duncan

CERTIFICATE OF POSTING

My name is Sharlet Watts, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 18, 2024 I filed at the office of the Caldwell County Clerk and caused to be posted at the Caldwell County courthouse this notice of sale.

Sharlet Watts
Declarants Name: Sharlet Watts
Date: 01/18/2024