

438 S Lynnwood Trail, Cedar Park, TX 78613

at 2:50 FILED o'clock P M
JAN 25 2024
24-002979
County Clerk, Williamson Co., TX

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 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Williamson 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 09/23/2008 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2008075685, with Joel Christopher Zurba and Tanya Zurba (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Joel Christopher Zurba and Tanya Zurba, securing the payment of the indebtedness in the original amount of \$280,794.00, 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 D, OF FOREST OAKS SECTION SEVEN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET V, SLIDE 66-69, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



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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

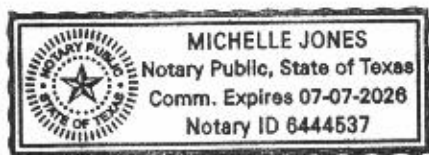
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones OR AUCTION.COM
OR David Ackel, Travis Kaddatz, Colette Mayers,
Thomas Gilbraith, C Jason Spence, Mike Hanley,
Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet
Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton,
Daniel McQuade, Jacqueline Hughes, Daniel Linker,
Daniel Murphy, Richard Zavala, Jr., Sharlet Watts
OR Kirk Schwartz, Candace Sissac c/o Albertelli
Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 25th day of January, 2024.



Michelle Jones
NOTARY PUBLIC in and for

Williamson COUNTY
My commission expires: 7-7-26
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 Jan 25, 2024 I filed at the office of the Williamson County Clerk and caused to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala
Declarant Name: Angela Zavala
Date: 01/25/24