

200 Quail Circle, Hutto, TX 78634

24-008846

**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: 08/06/2024

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 July 25, 2005 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's Instrument No. 2005058908 with Joshua Harris and Jennifer Harris (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for The New York Mortgage Company, LLC, Limited Liability Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Joshua Harris and Jennifer Harris, securing the payment of the indebtedness in the original amount of \$99,002.00, 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 SIXTEEN (16), BLOCK "C", OF THE REPLAT OF CLARKS CROSSING-SECTION ONE, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 98-99, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

at 1122 FILED A o'clock M

MAY 30 2024 MG

Nancy E. Ruten  
County Clerk, Williamson Co., TX

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Angela Zavala, Michelle Jones whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 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, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

5/28/24  
Executed on \_\_\_\_\_  
*Candace Sissac*  
James E. Albert, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

MAY 30 2024  
Executed on \_\_\_\_\_  
*Angela Zavala*  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
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  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**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 May 30, 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's Name: \_\_\_\_\_  
Date: MAY 30 2024