

1103 Verbena Court, Leander, TX 78641

23-009976

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: 12/05/2023

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 03/31/2006 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2006025615, with Jose Fonseca and Rachel Ojeda (grantor(s)) and Mortgage Electronic Registration Systems, Inc (MERS) as nominee for NTFN, Inc, it's successors and assign mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jose Fonseca and Raquel Ojeda, securing the payment of the indebtedness in the original amount of \$111,122.00, 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 23, BLOCK "B", OF MASON CREEK SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET O, SLIDE(S) 358, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FILED FOR RECORD

SEP 14 2023

Nancy E. Roster

County Clerk, Williamson Co. TX



4796287

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, Aarti Patel, Dylan
Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas,
Cary Corenblum, Joshua Sanders, Aleena Litton,
Matthew Hansen, Richard Zavala, Jr., Sharlet Watts
OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law 2201 W Royal Lane Ste 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 14th day of Sept., 2023.



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 Sept 14, 2023 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: SEP 14 2023