

DEC 28 2023

141 Peaceful Trl, Liberty Hill, TX 78642

Nancy ~~23-015984~~
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: 02/06/2024

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 04/14/2017 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2017033182, with Cynthia A. Wilson (grantor(s)) and AmeriFirst Financial, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Cynthia A. Wilson, securing the payment of the indebtedness in the original amount of \$370,500.00, 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 36, BEAR CREEK RANCH, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, SLIDE 159, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.



4805593

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

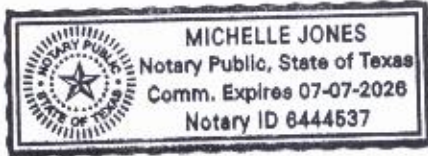
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones OR AUCTION.COM
OR David Ackel, Travis Kaddatz, Sara Edgington,
Logan Thomas, Colette Mayers, Stephen Mayers,
Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez,
Shawn Schiller, Clay Golden, Maryna Danielian,
Scott Swenson 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 28 day of Dec., 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 12/28/23 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
Declarants Name: Angela Zavala
Date: 12/28/23