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FILED
at 3:00 o'clock p M

APR 11 2024

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

730 Palo Duro Loop, Round Rock, TX 78664

24-006804

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: 05/07/2024

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 03/27/2015 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2015024158, with Manjula Pabbu and Narendra K. Pabbu (grantor(s)) and DHI Mortgage Company Ltd mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Manjula Pabbu and Narendra K. Pabbu, securing the payment of the indebtedness in the original amount of \$266,021.00, 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 25, Block A, Warner Ranch Phase 2, Section 1, A Subdivision in Williamson County, Texas, According to the Map or Plat Recorded in Document No. 2014018170, Plat Records of Williamson County, Texas

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
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
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

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 April 11, 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: Angela Zavala
Date: 4.11.24