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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/31/2016

Grantor(s)/Mortgagor(s):
RUSSELL REMLEY AND ISLA REMLEY, HUSBAND
AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
CHURCHILL MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016028425

Property County:
WILLIAMSON

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 7, BLOCK C, OF KATY COVE ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2014092345, OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS.

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 10:00 am

Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS
PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Angela Zavala

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, Auction.com, Angela Zavala, Michelle Jones,
Richard Zavala, Jr., Sharlet Watts, Jr.
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD

AUG 10 2023

Nancy E. Ruster

County Clerk, Williamson Co. TX

MH File Number: TX-23-98856-POS
Loan Type: FHA