

210 Redbird Lane , Mexia, TX 76667

19-002701

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: 04/02/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Limestone 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 04/12/2005 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's File/Instrument Number, 00051733, Vol. 1172, Page 8, with Israel Flores, III and Sarah L. Flores (grantor(s)) and Mortgage Electronic Registration Systems, Inc, as nominee for Extraco Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Israel Flores, III and Sarah L. Flores, securing the payment of the indebtedness in the original amount of \$75,200.00, 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 11, BLOCK 1, WRIGHT PLACE ADDITION TO THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 6, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND ALSO ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF MEXIA OF RECORD IN VOLUME 2, PAGE 17, PLAT RECORDS OF LIMESTONE 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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

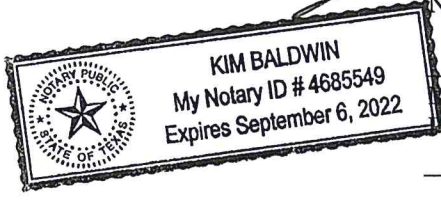
Lori Garner
SUBSTITUTE TRUSTEE
Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Maxwell Atherton, Dylan Ruiz, Travis Kaddatz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Limestone

Before me, the undersigned authority, on this day personally appeared Lori Garner, 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 28th day of February, 2019.

Kim Baldwin
NOTARY PUBLIC in and for
Limestone COUNTY
My commission expires: 9-6-2022
Print Name of Notary: Kim Baldwin



CERTIFICATE OF POSTING

My name is Lori Garner, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-28-2019 I filed at the office of the Limestone County Clerk and caused to be posted at the Limestone County courthouse this notice of sale.

Lori Garner
Declarants Name: Lori Garner
Date: 2-28-2019

00001383

Filed for Record in:
Limestone County

On: Feb 28, 2019 at 03:14P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Feb 28, 2019

Kerrie Cobb, County Clerk
Limestone County

