

Copy of Original  
Filed 5/23/19  
Not Compared  
or Verified

210 Whirlaway St, Groesbeck, TX 76642

19-013349

**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: 07/02/2019

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 06/16/2015 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's File/Instrument Number, 20152016 with Luis Alberto Gomez, Jr. and Leticia G. Gomez (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Luis Alberto Gomez, Jr. and Leticia G. Gomez, securing the payment of the indebtedness in the original amount of \$125,822.00, 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.** BEING LOTS 7 AND 8, DURHAM ADDITION, UNIT 3, CITY OF GROESBECK, A. VARELA SURVEY, A-29, LIMESTONE COUNTY, TEXAS, AS SHOWN ON PLAT SAID ADDITION OF RECORD IN CABINET 1, PLAT 86, PLAT RECORDS, 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**

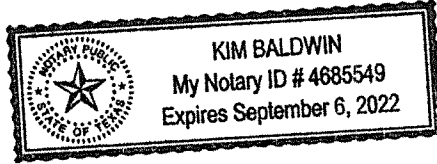
Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Maxwell Atherton, Dylan Ruiz, Travis Kaddatz, 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 23rd day of May, 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 May 23, 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*  
Declarant's Name: Lori Garner  
Date: 5-23-2019

00001405

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Filed for Record in:  
Limestone County

On: May 23, 2019 at 12:08P

By: Laderia Salazar

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.

May 23, 2019

Kerrie Cobb, County Clerk  
Limestone County