

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: August 03, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTHEAST ENTRANCE OF THE DOWNTOWN GONZALES COUNTY COURTHOUSE (414 ST. JOSEPH) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

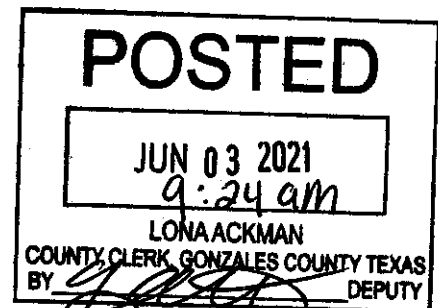
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 21, 2006 and recorded in Document VOLUME 955 PAGE 0805; AS AFFECTED BY MODIFICATION AGREEMENTS CLERK'S FILE NOS. 16286473 AND 18296989 real property records of GONZALES County, Texas, with TAMMY RAMOS AND JOHN. RAMOS AND FRANCES EDWARDS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TAMMY RAMOS AND JOHN. RAMOS AND FRANCES EDWARDS, securing the payment of the indebtednesses in the original principal amount of \$85,207.00, 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. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY ORTIZ, AARTI PATEL, STACEY SANDERS, RAMON PEREZ, GARRETT SANDERS, ERIKA AGUIRRE, BEATRIZ SANCHEZ, DYLAN RUIZ, CANDICE SHULTE, MARYNA DANIELIAN, BOB FRISCH, JO WOOLSEY, JODI STEEN, JANICE STONER BRUCE NEYLAND OR ALLISON ASKEW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the GONZALES County Clerk and caused to be posted at the GONZALES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN GONZALES COUNTY, TEXAS, A PART OF LOT NO. TWO (2) IN TIER NO. ONE (1), EAST OF WATER STREET, IN THE ORIGINAL OUTER TOWN OF GONZALES, TEXAS, SAME BEING THAT CALLED 0.203 ACRE TRACT OF LAND DESCRIBED IN A DEED OF GIFT FROM FRANCES L. BARON TO SANDRA B. GORDEN, DATED JANUARY 22, 2003 AND RECORDED IN VOLUME 879, PAGE 378 OF THE OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS, SAME LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF GONZALES, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT OF LAND, SAME LYING AT THE INTERSECTION OF THE NORTHERN MARGIN OF ST. VINCENT STREET AND THE WESTERN MARGIN OF NORTH BRIGHT STREET;

THENCE, ALONG THE SOUTHERN BOUNDARY OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT OF LAND AND THE NORTHERN MARGIN OF ST. VINCENT STREET, S 70 DEG. 00 MIN. 00 SEC. W 102.32 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A 0.356 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RONALD GREGORY IN VOLUME 752, PAGE 584;

THENCE, ALONG THE WESTERN BOUNDARY OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT AND THE EASTERN BOUNDARY OF THE SAID RONALD GREGORY 0.356 ACRE TRACT, N 20 DEG. 00 MIN. 00 SEC. W 85.92 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A 0.148 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARGARITA AGUAYO IN VOLUME 833, PAGE 133;

THENCE, ALONG THE NORTHERN BOUNDARY OF THE SAID SANDRA B. GORDEN 0.203 ACRE TRACT OF LAND AND THE SOUTHERN BOUNDARY OF THE SAID MARGARITA AGUAYO 0.148 ACRE TRACT, N 70 DEG. 00 MIN. 00 SEC. E 106.07 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID SANDRA B. GORDEN 0.203 ACRE, SAME LYING IN THE WESTERN MARGIN OF NORTH BRIGHT STREET;

THENCE, ALONG THE EASTERN BOUNDARY OF THE SAID SANDRA B. GORDEN 0.203 ACRE AND THE WESTERN MARGIN OF NORTH BRIGHT STREET, S 17 DEG. 30 MIN. 00 SEC. E 86.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.2055 ACRE OF LAND.