

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: 04/02/2024

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 Galveston 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 11/05/2004 and recorded in the real property records of Galveston County, TX and is recorded under Clerk's File/Instrument Number 2004075348, with Maria Cantu, Grantor, and Lodge Mortgage, Inc., Mortgagee, to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Maria Cantu, securing the payment of the indebtedness in the original amount of \$127,991.00, 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.

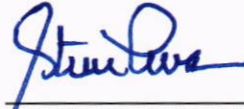
5. Property to be Sold. LOT 26, IN BLOCK 2, OF SOUTH POINT ESTATES, SECTION ONE (1), PHASE 1B, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT RECORD 2004A, PAGE 1 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



4809316

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



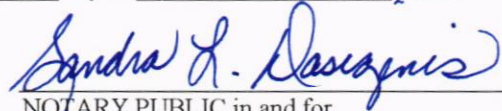
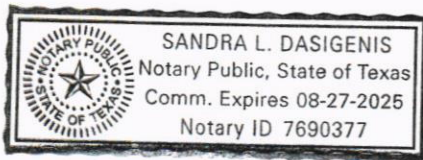
SUBSTITUTE TRUSTEE

Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia Poston OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared STEVE LEVA, 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 12th day of February, 2024.



NOTARY PUBLIC in and for
HARRIS COUNTY
My commission expires: 09-29-2026
Print Name of Notary:
STEVE LEVA

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED

Instrument Number: *FILED2024000186*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/13/2024 1:03PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

**Dwight D. Sullivan, County Clerk
Galveston County, Texas**

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*