

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 Milam 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 June 5, 2015 and recorded in the real property records of Milam County, TX and is recorded under Clerk's File/Instrument Number 2350, Book 1256, Page 801 with Kelly Cain and Amanda Cain (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Moria Development Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Kelly Cain and Amanda Cain, securing the payment of the indebtedness in the original amount of \$108,058.00, 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 ALL OF LOTS NUMBER 6, 7, 8, 9, 10, 16, 17, 18, 19, & 20, BLOCK NUMBER 17, BURNETT ADDITION, MILAM COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDES 4-A & 4-B, AND CORRECTED BY SLIDES 6-A & 6-B, PLAT RECORDS OF MILAM COUNTY, TEXAS.

Filed 11 day of May
in 2024, At 1 P M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy



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

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez OR AUCTION.COM OR Pete Florez,
Zachary Florez, Orlando Rosas, Florence Rosas,
Enrique Florez, Kristopher Holub, Aarti Patel,
Kathleen Adkins, Violet Nunez OR Kirk Schwartz,
Candace Sissac c/o Albertelli Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, 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 11th day of January, 2024.



D'Ette M Waldrop
NOTARY PUBLIC in and for
Brazos COUNTY
My commission expires: 9-10-2024
Print Name of Notary:
D'Ette M Waldrop

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 11, 2024 I filed at the office of the Milam County Clerk and caused to be posted at the Milam County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 1-11-24