

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: 04/06/2021

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Uvalde 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 03/18/2004 and recorded in the real property records of Uvalde County, TX and is recorded under Clerk's File/Instrument Number, 528, Page 707, with Francisco Moreno, deceased (grantor(s)) and P.F.L., Inc. dba Marquee Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Francisco Moreno, deceased, securing the payment of the indebtedness in the original amount of \$40,549.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NO. TWENTY (20) IN BLOCK FOUR (4) OF THE ALTA VISTA ADDITION TO THE CITY OF UVALDE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 48 (CABINET ONE, SLIDE 73-A), PLAT RECORD OF UVALDE COUNTY, TEXAS. PLAT RECORD OF UVALDE COUNTY, TEXAS.

FILED

This 5th day of February A.D. 2021
at 1:42 o'clock P M

VALERIE DEL TORO ROMERO
County Clerk, Uvalde County, Texas

By: A. Resendez
Deputy County Clerk



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:

3476 Stateview Blvd.
Fort Mill, SC 29715

Calvin Speer
SUBSTITUTE TRUSTEE
Calvin Speer, Melody Speer, Wendy Speer,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Uvalde

Before me, the undersigned authority, on this day personally appeared Calvin Speer, 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 8 day of February, 2021.



Carol Haynes
NOTARY PUBLIC in and for
Uvalde COUNTY
My commission expires: 12/09/2024
Print Name of Notary:
CAROL HAYNES

CERTIFICATE OF POSTING

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-8-21 I filed at the office of the Uvalde County Clerk and caused to be posted at the Uvalde County courthouse this notice of sale.

Calvin Speer
Declarants Name:
Date: 2-11-21