

**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: 12/03/2019

Time: Between 10 AM and beginning not earlier than 10 AM or 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 06/01/2012 and recorded in the real property records of Galveston County, TX and is recorded under Clerk's File/Instrument Number, 2012029101 with Amy Nino and Gerardo Nino (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 Amy Nino and Gerardo Nino, securing the payment of the indebtedness in the original amount of \$114,000.00, 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 17 AND THE EAST 25 0 FEET OF LOT 16 IN BLOCK 2 OF WEST POINT A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 254-A, PAGE 81 AND TRANSFERRED TO VOLUME 9, PAGE 74 OF THE MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.



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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



**SUBSTITUTE TRUSTEE**  
Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff  
Leva, Patricia Poston,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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 12<sup>th</sup> day of NOVEMBER, 2019.



NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

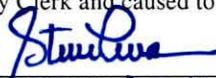
My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_



**CERTIFICATE OF POSTING**

My name is STEVE LEVA, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on NOVEMBER 12, 2019 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: STEVE LEVA

Date: NOV 12, 2019

**FILED**

Instrument Number: *FILED2019001497*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 11/12/2019 12:09PM

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*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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