3229 Rippling Falls Lane, Dickinson, TX 77539 20-004666

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: 04/07/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm 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 1/18/2013 and recorded in the real property records of Galveston County, TX and is recorded under Clerk's File/Instrument Number, 2013005231 with Alfredo Deleon and Lidia Deleon (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Alfredo Deleon and Lidia Deleon, securing the payment of the indebtedness in the original amount of $142,900.00, 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 TWENTY-ONE (21), BLOCK FIVE (5), OF THE FINAL PLAT OF MEADOWS IN BAY COLONY, SECTION TWO (2), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT RECORD 18, MAP NO. 1271-1272 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS

4720596

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, 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 5TH day of MARCH, 2020.

NOTARY PUBLIC in and for

Sandra L. Dasigenis
My Commission Expires
08/27/2021
ID No. 7690377

_____ 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 MARCH 05, 2020 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: MAR 05 2020

FILED

Instrument Number: *FILED2020000356*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 03/05/2020 12:17PM

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, County Clerk
Galveston County, Texas

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