

303 Cr 6850, Lytle, TX 78052

24-010356

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: 08/06/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina 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 December 23, 2004 and recorded in the real property records of Medina County, TX and is recorded under Clerk's Book 563, Page 327, Instrument number 162025 with Angelita G. Garza and Lorraine G. Garza (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 Angelita G. Garza and Lorraine G. Garza, securing the payment of the indebtedness in the original amount of \$106,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for ABFC 2005-WF1 Trust, ABFC Asset-Backed Certificates, Series 2005-WF1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. TRACT 486, TWIN LAKE RANCH ESTATES, UNIT 1, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 3, PAGE 18, MEDINA COUNTY PLAT RECORDS.

Posted
HOUR 2:31pm

JUN 27 2024

GINA CHAMPION
County Clerk, Medina County, TX
By [Signature] Deputy



4819997

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:

Deutsche Bank National Trust Company, as Trustee for ABFC 2005-WF1 Trust, ABFC Asset-Backed Certificates, Series 2005-WF1
3476 Stateview Blvd
Fort Mill, SC 29715

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR , Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

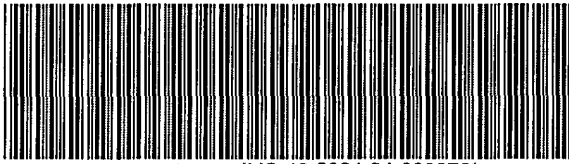
6/24/2024
Executed on
Candace Sissac
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

June 27, 2024
Executed on
Alexis Martin
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Terri Martin OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Alexis Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on June 27, 2024 I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.

Alexis Martin
Declarants Name: Alexis Martin
Date: June 27, 2024



VG-42-2024-24-000078

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000078

Foreclosure Posting

Recorded On: June 27, 2024 04:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

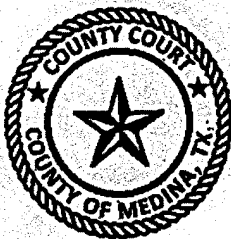
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000078
Receipt Number: 20240627000053
Recorded Date/Time: June 27, 2024 04:16 PM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

ALEXIS MARTIN



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX