

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/2/2007

Grantor(s)/Mortgagor(s):
ELIAS ESTRADA AND ESPERANZA ESTRADA,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
UNIVERSAL MORTGAGE CORPORATION

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 848
Page: 613
Instrument No: 00074383

Property County:
KARNES

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT NO. NINE (9), OF THE BLUEBONNET ACRES SUBDIVISION, BEING A RE-SUBDIVISION OF BLOCK ONE (1), OF THE GRIMSINGER AND ASSOCIATES, INC., SUBDIVISION, KARNES CITY, KARNES COUNTY, TEXAS, AS RECORDED IN VOLUME A, PAGE 129 (FORMERLY VOLUME 3, PAGE 26), OF THE PLAT RECORDS OF KARNES COUNTY, TEXAS. SAID BLUEBONNET ACRES SUBDIVISION BEING RECORDED IN VOLUME A, PAGE 139, OF THE PLAT RECORDS OF KARNES COUNTY, TEXAS.

Date of Sale: 5/5/2020

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Karnes County Courthouse, 210 W. Calvert Avenue, Karnes City, TX 78118 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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


Garron Dean, Deanna Ray, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel, Maryna Danielian, Pamela Thomas, Amy Ortiz, Garrett Sanders
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

FILED
At 2:10 o'clock P M

MAR 12 2020

MH File Number: TX-19-75519-POS
Loan Type: FHA

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS
 Deputy