

**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: 05/07/2024

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 Lee 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 02/09/2011 and recorded in the real property records of Lee County, TX and is recorded under Clerk's File/Instrument Number 2011-00434, Book 1072, Page 1012, with Andrea Nelson and Richard A. Bradshaw (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Andrea Nelson and Richard A. Bradshaw, securing the payment of the indebtedness in the original amount of \$280,401.00, 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.** LOTS ONE (1), TWO (2) AND THREE (3), BLOCK FOUR (4), WOODLAND HEIGHTS, A SUBDIVISION IN THE CITY OF GIDDINGS, LEE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT SLIDE 6-B, PLAT RECORDS OF LEE COUNTY, TEXAS.

**FILED AND RECORDED**

**MAR 28 2024**



*Sharon Blasig*  
SHARON BLASIG  
COUNTY CLERK, LEE COUNTY TEXAS

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**

Pete Florez OR AUCTION.COM OR Kirk Schwartz,  
Candace Sissac co Albertellie Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

**FILED AND RECORDED**

MAR 28 2024



*Sharon Blasig*  
SHARON BLASIG  
COUNTY CLERK, LEE COUNTY TEXAS

**CERTIFICATE OF POSTING**

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-28-24 I filed at the office of the Lee County Clerk and caused to be posted at the Lee County courthouse this notice of sale.

Declarants Name: Pete Florez  
Date: 3-28-24