

Original

107 CENTERVIEW DR
HORSESHOE BAY, TX 78657

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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: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 28, 2009 and recorded in Document VOLUME 1518, PAGE 2660; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1568, PAGE 4104 real property records of LLANO County, Texas, with MICAH DITMORE, A SINGLE MAN, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICAH DITMORE, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$161,477.00, 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. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FORECLOSURE
FILED FOR POSTING

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS

BY *Cmctock* DEPUTY

DATE *3-20-2025*

TIME *12:00 pm*



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, LINDA J. REPPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Martha Rossington, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-20-2025 I filed at the office of the LLANO County Clerk and caused to be posted at the LLANO County courthouse this notice of sale.

Declarants Name: MARtha Rossington
Date: 3-20-2025

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LLANO



BEING LOT NOS. SEVEN (7), EIGHT (8) AND NINE (9), BLOCK NO. FIVE (5), SANDY HARBOR, SECTION NO. TWO (2), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 87, PAGE 547, DEED RECORDS OF LLANO COUNTY, TEXAS.