

9315 Tree Branch Dr, Houston, TX 77064

22-006472



**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: 09/06/2022

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 Harris 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 03/28/2001 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number U995562 with Sandra K. Black aka Sandy K. Black and Joseph Samuel Black (grantors) and First National Bank, a National Chartered Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Sandra K. Black aka Sandy K. Black and Joseph S. Black aka Joseph Samuel Black, securing the payment of the indebtedness in the original amount of \$3,000.00, 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 27, IN BLOCK 3, OF TURTLE LAKE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 283, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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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

*Sandy Dasigenis*

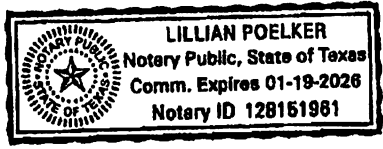
SUBSTITUTE TRUSTEE  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF HARRIS

**UNOFFICIAL COPY**

Before me, the undersigned authority, on this day personally appeared SANDY DASIGENIS, 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 of the undersigned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of July, 2022.



*Lillian Poelker*  
NOTARY PUBLIC in and

\_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is SANDY DASIGENIS, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 14, 2022 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

*Sandy Dasigenis*  
Declarants Name: SANDY DASIGENIS  
Date: July 14, 2022