

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: October 01, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: SOUTH FRONT ENTRANCE OF THE YOAKUM COUNTY COURTHOUSE 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 August 26, 2015 and recorded in Document INSTRUMENT NO. 2015-3291; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2023-0295 real property records of YOAKUM County, Texas, with ENRIQUE BANUELOS AND IRMA BANUELAS, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ENRIQUE BANUELOS AND IRMA BANUELAS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$139,925.00, 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

FILED 7-18 2024 AT 11:50 O'CLOCK A -M.
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX
BY [Signature] DEPUTY



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 RONALD BYRD, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN, PATRICK ZWIERS, ERICKA ZEPEDA, LISA BRUNO, AUCTION.COM, JOHN MCCARTHY OR DAVID CARRILLO 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.

Il sb

Israel Saucedo

Certificate of Posting

My name is David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/8/2024 I filed at the office of the YOAKUM County Clerk and caused to be posted at the YOAKUM County courthouse this notice of sale.

Declarants Name: *David Carrillo*

Date: 7.18.2024

1420 N AVENUE C
DENVER CITY, TX 79323

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YOAKUM

EXHIBIT "A"

LOTS 16, 17, AND 18, BLOCK 3, NORTH ADDITION TO THE ORIGINAL TOWN OF DENVER CITY, YOAKUM COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 641, OF THE YOAKUM COUNTY DEED RECORDS.