

1606 N HALVON STREET
SHAMROCK, TX 79079

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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: February 03, 2026

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

Place: INTERSECTION OF NORTH & SOUTH AND EAST & WEST HALL ON THE 1ST FLOOR OF THE 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 January 05, 2004 and recorded in Document VOLUME 514, PAGE 935; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 771, PAGE 303 real property records of WHEELER County, Texas, with JENNIFER DIAZ AND JOSE DIAZ, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JENNIFER DIAZ AND JOSE DIAZ, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$86,782.00, 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



#235

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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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.

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Certificate of Posting

My name is SUSAN BOWERS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-20-2025 I filed at the office of the WHEELER County Clerk and caused to be posted at the WHEELER County courthouse this notice of sale.

Susan Bowers
Declarants Name: 11-20-2025
Date: 11-20-2025

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WHEELER

EXHIBIT "A"

ALL OF LOT 4, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK, WHEELER COUNTY, TEXAS SAVE & EXCEPT THE FOLLOWING TWO TRACTS:

A PART OF LOTS 4 AND 6 AND ALL OF LOT 5, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK, WHEELER COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK; THENCE NORTH 0° 07' EAST A DISTANCE OF 332.24 FEET TO A POINT IN THE EAST LINE OF LOT 6, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK; THENCE NORTH 86° 14' WEST A DISTANCE OF 450.91 FEET TO A POINT IN THE WEST LINE OF LOT 6; THENCE SOUTH 0° 07' WEST A DISTANCE OF 458.84 FEET TO A POINT IN THE WEST LINE OF LOT 4, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK; THENCE NORTH 67° 01' EAST A DISTANCE OF 171.75 FEET TO A POINT; THENCE NORTH 84° 15' EAST A DISTANCE OF 294.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.935 ACRES OF LAND, MORE OR LESS.

0.813 ACRES OF LAND OUT OF LOT 4, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK, WHEELER COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, SCHLEGEL ADDITION TO THE CITY OF SHAMROCK, THENCE NORTH 0° 07' EAST, A DISTANCE OF 113.0' ALONG THE WEST BOUNDARY LINE OF LOT 4, BLOCK 2, TO THE POINT OF INTERSECTION WITH THE PRESENT SOUTH RIGHT OF WAY LINE FOR THE PROPOSED INTERSTATE 40, THE PLACE OF BEGINNING;

THENCE NORTH 67° 01' EAST, A DISTANCE OF 171.75 FEET ALONG THE PRESENT SOUTH RIGHT OF WAY LINE FOR THE PROPOSED INTERSTATE HIGHWAY 40, TO A POINT; THENCE NORTH 84° 36' 14" EAST, A DISTANCE OF 293.29 FEET, ALONG THE PRESENT SOUTH RIGHT OF WAY LINE FOR THE PROPOSED INTERSTATE HIGHWAY 40, TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 0° 07' WEST, A DISTANCE OF 93.32 FEET ALONG THE EAST LINE OF SAID LOT 4, TO A POINT ON A CIRCULAR CURVE HAVING A RADIUS OF 5,579.58 FEET AND FROM SAID POINT THE RADIUS BEARS S 02° 27' 58" EAST; THENCE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 451.69 FEET ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 5,579.58 FEET, TO A POINT IN THE WEST LINE OF SAID LOT 4 FROM WHICH THE RADIUS BEARS S 07° 06' 16" EAST;

THENCE NORTH 0° 07' EAST, A DISTANCE OF 36.35 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.813 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD

2025 NOV 20 PM 2:23

MARGARET DORMAN
COUNTY CLERK
WHEELER COUNTY, TEXAS

BY

