

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/30/2003	<b>Grantor(s)/Mortgagor(s):</b> JOSE I. ESTRADA AND ISABEL ESTRADA, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 329 <b>Page:</b> 43 <b>Instrument No:</b> 030851	<b>Property County:</b> CALDWELL
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 6/4/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Richard Zavala, Jr or Deanna Ray, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 4/22/2024 \_\_\_\_\_



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Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 04/25/2024 \_\_\_\_\_

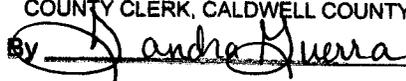
Sharlet Watts \_\_\_\_\_

Printed Name: \_\_\_\_\_

Sharlet Watts \_\_\_\_\_

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

Filed this 25 day of April 20 24  
10:56 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By  Deputy

Sandra Guerra

MH File Number: TX-24-102036-POS  
Loan Type: FHA

**EXHIBIT A**

Field notes describing a 0.793 of an acre of land out of the Isaac Weidorn Survey, Abstract 27, City of Luling, Caldwell County, Texas, being a portion of Lots 3 and 4, and all of Lot 5, Block B, Bell Haven Addition, plat recorded in Volume 213, Page 154, Plat Records Caldwell County, Texas, also being that same tract of land conveyed to 224 West Austin Land Trust by deed recorded in Volume 320, Page 266, Deed Records, Caldwell County, Texas, and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at a 5/8" diameter iron pin found in the northeast right-of-way line of West Austin Street for the west corner of a tract of land called 0.239 of an acre described in Volume 34, Page 251, Deed Records, Caldwell County, Texas, the south corner of Lot 5, the 224 West Austin Land Trust tract and the herein described tract.

Thence, N 72° 24' 27" W, 72.74 feet with the northeast right-of-way line of West Austin Street and the southwest line of Lot 5 and 4, to an iron pin set for the south corner of a tract of land conveyed to Jesus M. Martinez, by deed recorded in Volume 373, Page 541, Deed Records, Caldwell County, Texas and the southernmost west corner of the 224 West Austin Land Trust tract and the herein described tract.

Thence, N 30° 00' 00" E, 100.00 feet crossing a portion of Lot 4 with the southeast line of the Martinez tract and the southernmost northwest line of the 224 West Austin Land Trust tract to an iron pin set for the east corner of the Martinez tract, being an interior corner of the 224 West Austin Land Trust tract and the herein described tract.

Thence, N 72° 24' 27" W, 80.00 feet crossing a portion of Lot 4 and Lot 3, with the northeast line of the Martinez tract and the northernmost southwest line of the 224 West Austin Land Trust tract to an iron pin set in the southeast line of Lot 2 and the Northwest line of Lot 3, for the easternmost south corner of a tract of land conveyed to Frank Johnson, Jr. by deed recorded in Volume 338, Page 110, Deed Records, Caldwell County, Texas, the northernmost west corner of the 224 West Austin Land Trust tract and the herein described tract.

Thence, N 30° 00' 00" E, 200.30 feet with the southeast line of Lot 2, the northwest line of Lot 3, the northernmost southeast line of the Johnson tract, the southeast line of a tract of land conveyed to Janie Gonzales Lopez by deed recorded in Volume 386, Page 423, Deed Records, Caldwell County, Texas and the northernmost northwest line of the 224 West Austin Land Trust tract to an iron pin set in the southwest line of a tract of land conveyed to Robert J. Zamora by deed recorded Volume 90, Page 298, Deed Records, Caldwell County, Texas, for the north corner of Lot 3, the 224 West Austin Land Trust tract and the herein described tract.

Thence, S 60° 00' 00" E, 149.17 feet with the southwest line of the Zamora tract, northeast line of Lots 3, 4, 5, and the 224 West Austin Land Trust to an iron pin set in the northwest line of a tract of land called 0.6346 of an acre, described in Volume 293, Page 463, Deed Records, Caldwell County, Texas, for the south corner of the Zamora tract, the east corner Lot 5, the 224 West Austin Land Trust tract and the herein described tract.

**Thence, S 30° 00' 00" W, 267.48 feet with the northwest line of the 0.6346 of an acre tract, the northwest line of the 0.239 of an acre tract, the southeast line of Lot 5 and the 224 West Austin Land Trust tract to the Place of Beginning and containing 0.793 of an acre of land according to a survey made on the ground on January 24, 2003, by Tri County Land Surveying Inc.**