

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: April 07, 2026

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

Place: THE EAST STEPS OF THE UVALDE 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 May 10, 2004 and recorded in Document CLERK'S FILE NO. 2004001677; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S) 2018000929 AND 2021009477 real property records of UVALDE County, Texas, with JUAN R LIMONES, JR AND SPOUSE NORMA G LIMONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUAN R LIMONES, JR AND SPOUSE NORMA G LIMONES, securing the payment of the indebtednesses in the original principal amount of \$54,150.00, 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:

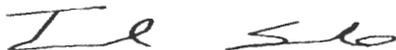
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FILED
This 9 day of Feb A.D. 2016
at 9:50 o'clock A M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
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 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.



Israel Saucedo

Certificate of Posting

My name is CALVIN SPREER, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-9-26 I filed at the office of the UVALDE County Clerk and caused to be posted at the UVALDE County courthouse this notice of sale.

Declarants Name: Calvin Spreer
Date: 2-9-26

412 OLD CARRIZO ROAD
UVALDE, TX 78801

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UVALDE

EXHIBIT "A"

LOT NO. THREE (3), OF THE BEECROFT RESUBDIVISION OF A PART OF BLOCK "N", OF BURRIS AND BROWN ADDITION TO THE CITY OF UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID RESUBDIVISION OF RECORD IN VOLUME 2, PAGE 129, PLAT RECORDS OF UVALDE COUNTY, TEXAS.