

1112 RED BLUFF ROAD
PIPE CREEK, TX 78063

00000010346120

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: September 02, 2025

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

Place: THE SOUTHWEST FRONT DOOR EITHER INSIDE OR OUTSIDE OF THE COURTHOUSE WHICH
FACES MAIN STREET 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 March 27, 2003 and recorded in Document INSTRUMENT NO. 00136683 real property records of BANDERA County, Texas, with JOSEPH WEBER A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH WEBER A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$89,492.00, 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
AT 2:52 O'CLOCK P.M. ON

JUN 13 2025

TANDIE MANSFIELD, COUNTY CLERK
BANDERA 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 TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, MARTHA ROSSINGTON, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, AUCTION.COM, MELODEE GARZA, ZACH MCCARTHY, TOMMY GARZA, OR JOEL CORONADO 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

Israel Saucedo

Certificate of Posting

My name is Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-13-25 I filed at the office of the BANDERA County Clerk and caused to be posted at the BANDERA County courthouse this notice of sale.

Melodee Garza
Declarants Name: Melodee Garza
Date: 6-13-25

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.235 ACRES IN BANDERA COUNTY, TEXAS, OUT OF HENRY W. KARNES SURVEY NO. 350, AND BEING A PORTION OF TRACT NO. 25, FREEDOM SPRINGS RANCH SUBDIVISION, OF RECORD IN VOLUME 3, PAGE 31, PLAT RECORDS OF BANDERA COUNTY, TEXAS, SAID 1.235 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED, OF RECORD IN VOLUME 246, PAGE 1, OFFICIAL RECORDS OF BANDERA COUNTY, TEXAS.

SAID 1.235 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING: AT A SET IRON SPINDLE IN ROCK ON THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD AT THE NORTHWEST CORNER OF MARTIN ADRIAN PRADO TRACT, OF RECORD IN VOLUME 241, PAGE 831, OFFICIAL RECORDS OF BANDERA COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN TRACT;

THENCE: ALONG WITH THE EAST RIGHT-OF-WAY LINE OF SAID RED BLUFF ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 23 DEG. 56 MIN. (0 SEC. WEST, A DISTANCE OF 149.83 FEET TO A 4" IRON PIN FOUND; NORTH 05 DEG. 05 MIN. 19 SEC. WEST, A DISTANCE OF 109.29 FEET TO A 4" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MADRONA ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 33 DEG. 01 MIN. 20 SEC. EAST, A DISTANCE OF 132.61 FEET ALONG WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MADRONA ROAD TO A " IRON ROD FOUND AT THE NORTHWEST CORNER OF ALICE J. WELLS TRACT, OF RECORD IN VOLUME 508, PAGE 152, OFFICIAL RECORDS OF BANDERA COUNTY, TEXAS, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 43 DEG. 10 MIN. 00 SEC. EAST, A DISTANCE OF 312.50 FEET ALONG WITH THE SOUTHWEST LINE OF SAID WELLS TRACT, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID WELLS TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 59 DEG. 05 MIN. 30 SEC. WEST, A DISTANCE OF 251.26 FEET THE POINT OF BEGINNING.

BEARING BASIS -- SOUTH 43 DEG. 10 MIN. 00 SEC. EAST - FROM THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT, OF RECORD IN VOLUME 246, PAGE 41, DEED RECORDS OF BANDERA COUNTY, TEXAS.

Total Posted Files For BANDERA County - 1

Casekey	FCILD Y/N	FCMCP Y/N	Loan Type	ETPRQ	Last Name	Status	Legal	Sched Dt	County	Sale Date	NTSS Image?
BDFTE											
TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, MARTHA ROSSINGTON, AMY ORTIZ, D.											
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