

235 STONEFIELD DRIVE
PLEASANTON, TX 78064

00000010224574

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 10:00 AM or not later than three hours after that time.

Place: THE WEST PORCH OF THE ATASCOSA 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 March 31, 2004 and recorded in Document INSTRUMENT NO. 65489 real property records of ATASCOSA County, Texas, with STEVE MIRELES AND CINDY MIRELES, HUSBAND AND WIFE, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE MIRELES AND CINDY MIRELES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$76,046.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2 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 FOR RECORD

2024 AUG 29 PM 1:25

THERESA GARCASCO
ATASCOSA COUNTY CLERK

BY S. Alon 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 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.

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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 8-29-24 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.

Melodee Garza
Declarants Name: Melodee Garza
Date: 8-29-24

EXHIBIT "A"

BEING 1.25 ACRES OF LAND OUT OF THE MARIA PEREZ SURVEY NO. 364. ABSTRACT NO, 661, ATASCOSA COUNTY, TEXAS AND OUT OF A 255.03 ACRE TRACT OF LAND DESCRIBED IN VOLUME 654, PAGE 471, DEED RECORDS, ATASCOSA COUNTY, TEXAS. SAID 1.25 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

POINT OF BEGINNING; AT A SET IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SOUTHWEST CORNER BEING N 38DEG 36' 13 E, 1072.76 FEET FROM THE SOUTHWEST CORNER OF THE 255.03 ACRE TRACT;

THENCE: N 00DEG 25' 54" W, A DISTANCE OF 561.48 FEET TO A FOUND IRON PIN FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 89DEG 44 '19" E, A DISTANCE OF 96,98 FEET TO A FOUND IRON PIN FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00DEG 25' 54" E, A DISTANCE OF 561.48 FEET TO A FOUND IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 89DEG 44' 19" W, A DISTANCE OF 98.98 FEET TO POINT OF BEGINNING AND CONTAINING 1.25 ACRES OF LAND.