

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date 7/26/2005	Grantor(s)/Mortgagor(s) SAMUEL SAUCEDA AND SPOUSE JENNIFER SAUCEDA
Original Beneficiary/Mortgagee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) SOLELY AS A NOMINEE FOR LOANAMERICA HOME MORTGAGE INC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee Wells Fargo Bank, N.A
Recorded in Volume RP 009 05 Page 1279 Instrument No Y645947	Property County HARRIS
Mortgage Servicer Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	Mortgage Servicer's Address 1000 Blue Gentian Rd. Eagan MN 55121
Date of Sale 11/3/2026	Earliest Time Sale Will Begin 10 00 AM
Place of Sale of Property Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER S COURT PURSUANT TO SECTION 51 002 OF THE TEXAS PROPERTY CODE	

Legal Description LOT 4 IN BLOCK 1 OF SANDPIPER VILLAGE SECTION THREE (3) A SUBDIVISION IN HARRIS COUNTY TEXAS ACCORDING
 TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO 404122 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS

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, Jeff Leva Sandy Dasigenis Patricia Poston Megan L Randle Ebbie
 Murphy Wayne Daughtrey Steve Leva Chris Poston, Amar Sood, Jeff Leva or Steve Leva 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

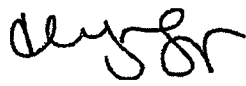
The Property will be sold AS IS without any express or implied warranties except as to warranties of title and at the purchaser s own risk, pursuant to the terms of
 TEX PROP CODE §51 002 and §51 009 Prospective bidders are advised to conduct an independent investigation of the nature and physical condition 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 8/13/2026



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

Dated 8/20/2026

SANDY DASIGENIS

Printed Name



Substitute Trustee
 c/o ServiceLink Auction
 1255 West 15th Street Suite 1060
 Plano TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number TX-24-106095-POS
Loan Type FHA