

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date 9/14/2012	Grantor(s)/Mortgagor(s) IASON RADFORD AND SPOUSE, ADRIAN RADFORD
Original Beneficiary/Mortgagee WELLS FARGO BANK, NATIONAL ASSOCIATION	Current Beneficiary/Mortgagee Wells Fargo Bank, N A
Recorded in Volume ER 036-45 Page 0936 Instrument No 20120426437	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 Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045 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, Auction.com, LLC Patricia Poston, Chris Poston, Amai Sood, Sandy Dasigenis, 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 their 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(f): 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 9/4/2026

Dated 9-10-2026



 SANDY DASIGENIS
 Printed Name


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

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

 MH File Number TX-26-132775-POS
 Loan Type FHA

TX-26-132775-POS

EXHIBIT "A"
LEGAL DESCRIPTION

File No 1220151767

ALL THAT CERTAIN 0.487 ACRE (21,212 SQUARE FOOT) TRACT OR PARCEL OF LAND BEING OUT OF AND PART OF THAT CERTAIN 28.0885 ACRE TRACT WHICH IS THE RESIDUE OF THE JOHN Mc NEW CALLED 14 26 ACRE TRACT AND THE W H. MEINEKE CALLED 14 26 ACRE TRACT AS RECORDED IN VOLUME 384, PAGE 1 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING KNOWN AS LOT 5 OF QUAIL PARK, AN UNRECORDED SUBDIVISION LOCATED IN THE AUGUST BORTZ SURVEY, A-1464, HARRIS COUNTY, TEXAS, SAID 0.487 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE SAID 28.0885 ACRE TRACT AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 30.00 FOOT WIDE STRIP FOR WALTERS ROAD, AS DESCRIBED IN DEED RECORDED IN VOLUME 1006, PAGE 2667 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, N 87°56'17" E-396.99 FEET ALONG THE NORTHERLY LINE OF THE SAID 28.0885 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N 87°56'17" E-94.00 FEET CONTINUING ALONG THE NORTHERLY LINE OF THE SAID 28.0885 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 02°03'41" E, AT A DISTANCE OF 205.66 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE QUAIL OAK DRIVE, A 40 FOOT ROAD EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 225.66 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 87°56'17" W-94.00 FEET ALONG THE CENTER LINE OF SAID QUAIL OAK DRIVE TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 02°03'41" W, AT A DISTANCE OF 20.00 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF THE SAID 40 FOOT ROAD EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 225.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.487 ACRES (21,212 SQUARE FEET) OF LAND, MORE OR LESS.