

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/24/2006	Grantor(s)/Mortgagor(s): CALVERT A. CAMACHO AND ROSE MARIE CAMACHO, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 00251 Page: 00756 Instrument No: 00113334	Property County: GOLIAD
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: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 9/2/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Goliad County Courthouse, 127 N. Courthouse Square, Goliad, TX 77963 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING LOT 1-A, BLOCK 2, NORTH HEIGHTS ADDITION TO THE CITY OF GOLIAD, IN GOLIAD COUNTY, TEXAS, AS SHOWN BY AND IN ACCORDANCE WITH THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 89, PAGE 609 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS. SAID ADDITION BEING LOCATED IN FARM LOT 27, RANGE 2 OF THE FOUR LEAGUES OF LAND ORIGINALLY GRANTED TO THE TOWN OF GOLIAD IN SAID GOLIAD 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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Adolfo Rodriguez, John Sisk, Aleena Litton, Daniel McQuade, Marcela Cantu, Lacreacia Robinson, Auction.com LLC, Janice Stoner or Jodi Steen, 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: 6/12/2025

Thuy Frazier

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

Dated: 6-18-25

Bob Frisch

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

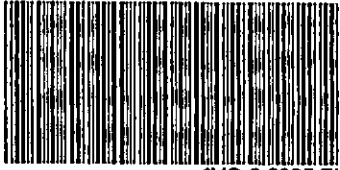
CERTIFICATE OF POSTING

11:21 o'clock A.M.

JUN 18 2025

MH File Number: TX-24-106212-POS
Loan Type: FHA

Vickie Quinn
County Clerk, Goliad County Texas
By: *[Signature]*



VG-6-2025-7

Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 7

Foreclosure Posting

Recorded On: June 18, 2025 11:19 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 7
Receipt Number: 20250618000004
Recorded Date/Time: June 18, 2025 11:19 AM
User: Lorinda R
Station: clerk02

Record and Return To:

WOOLSEY LEGAL SERVICES
5906 Raven Hill Rd
Corpus Christi TX 78414



STATE OF TEXAS

Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn
Goliad County Clerk
Goliad County, TX

Vickie Quinn