



22177 FM HWY NO 359  
HEMPSTEAD, TX 77445

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### 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: June 02, 2026

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

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER 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 April 12, 2012 and recorded in Document INSTRUMENT NO. 1202148 real property records of WALLER County, Texas, with EULALIO S JAUREGUI JR AND LAURA M JAUREGUI BEING ONE AND THE SAME PERSON AS LAURA M BREWER, grantor(s) and WELLS FARGO BANK NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EULALIO S JAUREGUI JR AND LAURA M JAUREGUI BEING ONE AND THE SAME PERSON AS LAURA M BREWER, securing the payment of the indebtednesses in the original principal amount of \$95,850.00, 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.

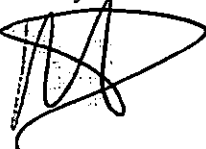
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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



**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.**

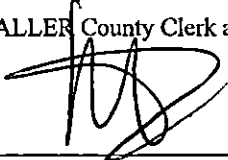
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, 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 *Megan Randle*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *4/15/20* I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.



Declarants Name: *Megan Randle*

Date: *4/15/20*

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WALLER

**EXHIBIT "A"**

A TRACT OR PARCEL OF LAND CONTAINING 1.6044 ACRE BEING THAT SAME TRACT CONVEYED TO CLYDE AND CRYSTAL JOHNSON IN INSTRUMENT DATED NOVEMBER 6, 1990 RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL PROPERTY RECORDS OF WALLER COUNTY, OUT OF THE EASTERLY PORTION OF AN ORIGINAL MICHAEL A. ORMOND PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT BY J.A. GARRETT, ETAL DESCRIBED IN INSTRUMENT IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS OUT OF THE CHARLES DONAHO SURVEY, ABSTRACT 24 IN WALLER COUNTY, TEXAS SAID 1.6044 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS 1.6044 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS;

THENCE WITH THE FOLLOWING MEANDERS OF THE FENCE LINE AND WITH THE SOUTH OCCUPIED LINE OF SAID 14.828 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS AS FOLLOWS:

NORTH 74 DEGREES 03 MINUTES 26 SECONDS WEST-353.21 FT. TO A 1/2 INCH IRON ROD, NORTH 74 DEGREES 28 MINUTES 10 SECONDS WEST-248.27 FT. TO A 1/2 INCH IRON ROD FOUND AT ANOTHER ANGLE POINT AND NORTH 74 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 251.95 FT. TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKING THE SOUTHEAST CORNER OF THE RESIDUAL PORTION OF SAID 14.828 ACRE TRACT AT A FENCE CORNER;

THENCE NORTH 18 DEGREES 11 MINUTES 43 SECONDS EAST WITH THE EAST BOUNDARY LINE OF SAID REMAINDER TRACT AND WITH THE WEST BOUNDARY OF THIS 1.6044 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL PROPERTY RECORDS OF WALLER COUNTY, A DISTANCE OF 91.91 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.6044 ACRE TRACT HEREIN DESCRIBED IN THE NORTH BOUNDARY LINE OF SAID 14.828 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE DEED RECORDS OF WALLER COUNTY;

THENCE WITH THE MEANDERS OF THE NORTH LINE OF SAID ORIGINAL PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE DEED RECORDS OF WALLER COUNTY AND WITH THE NORTH BOUNDARY LINE OF SAID 1.6044 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE WALLER COUNTY OFFICIAL RECORDS AS FOLLOWS;

SOUTH 73 DEGREES 09 MINUTES 59 SECONDS EAST-220.60 TO A 1/2 INCH IRON ROD FOUND AT ANGLE POINT, SOUTH 73 DEGREES 00 MINUTES 14 SECONDS EAST-305.96 FT. TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT, AND SOUTH 73 DEGREES 14 MINUTES 46 SECONDS EAST A DISTANCE OF 282.81 FT. TO A 1 INCH GALVANIZED IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.6044 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL RECORDS OF WALLER COUNTY AND MARKING A FENCE POST AT THE NORTHEAST CORNER OF SAID 14.828 ACRE TRACT DESCRIBED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS IN THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 359 (100 FT. IN WIDTH);

THENCE SOUTH 11 DEGREES 48 MINUTES 34 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FM HIGHWAY NO. 359 BEING THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT USED BY TEX-DOT IN THEIR DATUM A DISTANCE OF 87.04 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.6044 ACRE OF LAND AND BEING KNOWN AS RT 3 BOX 27 (ON FM HIGHWAY NO. 359) WALLER, TEXAS 77484.

# FILED AND RECORDED

**Instrument Number: 26-054**

Filing and Recording Date: 04/15/2026 04:13:33 PM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: