



VG-1443-2025-2506676

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2506676

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 11, 2025 03:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** 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: 2506676
Receipt Number: 20251211000020
Recorded Date/Time: December 11, 2025 03:24 PM
User: Jennifer F
Station: CCLERK01

Record and Return To:

MOLLY MCC



STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FREESTONE County

Deed of Trust Dated: March 24, 2004

Amount: \$138,000.00

Grantor(s): DARIO MIRELES and MARGARET MIRELES
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC

Current Mortgagee: BELTWAY CAPITAL LLC

Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 04002233

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 3.063 ACRES, MORE OR LESS, SITUATED ON THE HUGH SHEPERD LEAGUE, ABSRACT NO. 34, FREESTONE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED 13 ACRES AS DESCRIBED IN DEED FROM CURTIS FREEMAN ET UX TO HAYNIE TYUS, DATED MARCH 26, 1968, AND OF RECORD IN VOLUME 377, PAGE 617, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, AND SAID 3.063 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FURTHER DESCRIBED AS "EXHIBIT A".

WHEREAS DARIO MIRELES is deceased.

WHEREAS MARGARET MIRELES is deceased.

Date of Sale: January 6, 2026 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FREESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LORI GARNER OR SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, AURORA CAMPOS, JONATHAN HARRISON, PHILLIP HAWKINS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, EVAN PRESS, ALLAN JOHNSTON, MOLLIE MCCOSLIN OR RONNIE HUBBARD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC., JABRIA FOY, HEATHER GOLDEN, KARA RILEY have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

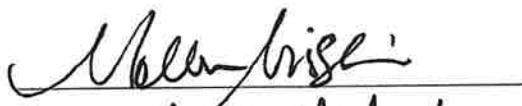
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-003734



Printed Name: Nellie McCloskey

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS

COUNTY OF FREESTONE

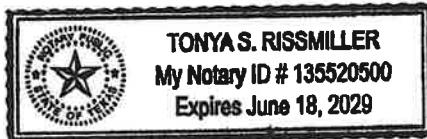
Before me, the undersigned authority, on this 11 day of December, personally appeared Mollie McCloslin, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2025-003734



all that certain lot, tract or parcel of land being 3.063 acres, more or less, situated on the Hugh Shepherd League, Abstract No. 34, Freestone County, Texas, and being a portion of a tract of land called 13 acres as described in deed from Curtis Freeman et ux to Haynie Tyus, dated March 26, 1968, and of record in Volume 377, Page 617, of the Deed Records of Freestone County, Texas, and said 3.063 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast fence corner of the said 13 acre Tyus tract and the Southeast fence corner of a 158 acre Willis M. Cannon tract, the same being in the West fence line of a 110 acre J. B. Lane tract, the same also being the Northeast corner of a 2.77 acre Texas Power and Light Company right-of-way easement, a T-Bar (5 ft. metal fence post, 18 inches up) driven alongside a 25 lb. Petrified Rock found for corner at the base of a croasstie fence corner post;

THENCE North 89° 19' 15" West 1,030.48 ft. with the North fence line of the said 13 acre Tyus tract and the South fence line of the said 158 acre Cannon tract, passing the Northwest corner of said Texas Power & Light easement at 120 ft., to the Northwest fence corner of the said 13 acre Tyus tract, the same being in the northeast fence line of U. S. Highway No. 75, a T-Bar driven at the base of a 10 inch Mulberry fence corner post for corner from whence the centerline of the aforesaid Highway bears South 48° 18' West 50 ft.;

THENCE South 41° 41' 45" East 311.79 ft. with the Northeast fence line of the said Highway No. 75, and the Southwest fence line of the said 13 acre Tyus tract, to the

Southwest corner of this 3.063 acre survey, a T-Bar driven for corner from whence the centerline of the aforesaid Highway bears South 48° 18' West 50 ft.;

THENCE North 77° 21' 00" East 841.86 ft. with the South line of this 3.063 acre survey to the Southeast corner thereof, the same being in the East fence line of the said 13 acre Tyus tract and the said 2.77 acre Texas Power & Light easement and the West fence line of the said 110 acre Lane tract, a T-Bar driven under fence for corner;

THENCE North 02° 30' 45" East 36.24 ft. with the East fence line of the said 13 acre Tyus tract and the said 2.77 acre Texas Power & Light easement, and with the West fence line of the said 110 acre Lane tract, to the place of beginning, and containing 3.063 acres of land, more or less; as surveyed on the ground by F. R. Hill, Jr., Registered Public Surveyor No. 3611, State of Texas, on October 31, 1974 and re-checked on the ground on September 3, 1975.