

FILED

FEB 06 2026 825AM

535 CEDAR CREEK RD  
BUFFALO, TX 75831

AMY KAISER  
CLERK, COUNTY COURT  
BY *[Signature]*  
LEON COUNTY, TEXAS

00000010595544

**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: March 03, 2026

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

Place: THE SOUTH DOOR OF THE DISTRICT COURT BLDG. 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 September 07, 2021 and recorded in Document CLERK'S FILE NO. 2021- 445776 real property records of LEON County, Texas, with JASON QUINTON RHODES AND AUDRA MALDONADO RHODES, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON QUINTON RHODES AND AUDRA MALDONADO RHODES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$177,025.00, 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 AUCTION.COM, LLC OR 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

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LEON County Clerk and caused to be posted at the LEON County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.77 OF ONE ACRE SITUATED IN THE MARY WALKER SURVEY. ABSTRACT NO. 956, CITY OF BUFFALO, TEXAS. AND BEING ALL OF LOT 14 AND LOT 15, BLOCK 11 AND A PORTION OF A 20' ALLEY, ACCORDING TO THE PLAT OF THE OTIS BREWER SECOND SUBDIVISION, OF RECORD IN ENVELOPE 31-B, LEON COUNTY MAP RECORDS, SAID 0.77 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 14, SAID CORNER BEING THE WEST CORNER OF LOT 4, BLOCK 7 OF THE OTIS BREWER SUBDIVISION ACCORDING TO THE PLAT IN ENVELOPE 29-B, A 1" SQUARE IRON STAKE FOUND FOR THE WEST CORNER OF SAID BLOCK 7 BEARS S 30° 00' 00" W A DISTANCE OF 150.00 FEET;

THENCE N 60° 00' 00" W, ALONG THE SOUTHWEST LINES OF LOT 14 AND LOT 15 A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE WEST CORNER, SAID CORNER BEING THE WEST CORNER OF LOT 15 AND BEING THE NORTH CORNER OF THE PARK AREA ACCORDING TO THE PLAT FOR SAID OTIS BREWER SECOND SUBDIVISION;

THENCE N 30° 00' 00" E, ALONG THE NORTHWEST LINE OF LOT 15 AND THE SOUTHEAST LINE OF SAID PARK AREA, PASSING A 1/2" IRON ROD WITH CAP SET AT A DISTANCE OF 107.51 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 131.10 FEET TO A CALCULATED POINT FOR THE NORTH CORNER OF LOT 15;

THENCE S 80° 14' 54 " E, ALONG THE CALCULATED NORTH LINE OF LOT 15 AND LOT 14 A DISTANCE OF 213.17 FEET TO A CALCULATED POINT FOR THE NORTH CORNER OF LOT 1, BLOCK 7, OF SAID OTIS BREWER SUBDIVISION IN ENVELOPE 29-B;

THENCE S 30° 00' 00" W, ALONG THE NORTHWEST LINE OF SAID BLOCK 7. PASSING A 1/2" IRON ROD WITH CAP SET AT A DISTANCE OF 35.24 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 204.88 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.77 OF ONE ACRE OF LAND, MORE OR LESS, WITH 0.09 OF ONE ACRE BEING WITHIN A 20' PUBLIC ALLEY AND 0.12 OF ONE ACRE BEING WITHIN THE 60' R.O.W. OF CEDAR CREEK ROAD, AS CLAIMED BY THE CITY OF BUFFALO, ACCORDING TO A SURVEY PERFORMED MARCH 3, 2015, BY SHANE A. ISBELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6117. NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE OF LOTS 14 AND 15 TO THE PLAT BEARINGS OF RECORD IN ENVELOPE 31-B, LEON COUNTY MAP RECORDS.