

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/20/2012	Grantor(s)/Mortgagor(s): WESLEY HOPE, A MARRIED PERSON JOINED HEREIN BY RECIE HOPE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK TEXAS DBA FIRST COMMUNITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 463 Page: 300 Instrument No: 20121071	Property County: HAMILTON
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: 5/5/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Hamilton County Courthouse, 102 N. Rice, Hamilton, TX 76531 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, Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Kristopher Holub, Patrick Zwiers, Violet Nunez, Auction.com LLC, 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: 3/4/2026



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

Dated: 3/4/2026

Kevin Key

Printed Name:

/s/ Kevin Key

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

Posted by: Ekaura Ortega-Smith

EXHIBIT A

LEGAL DESCRIPTION RIDER

ALL THAT CERTAIN 0.475 ACRES OUT OF THE JAMES HAMILTON SURVEY NO. 17, ABSTRACT NO. 412, HAMILTON COUNTY, TEXAS, BEING PART OF A FORMER 2.856 ACRE TRACT DESCRIBED IN DEED FROM KENNETH A. SPARKS, ET UX, TO AARON GILSTRAP, RECORDED IN VOLUME 232, PAGE 375, DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND THE 0.475 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN SOUTH LINE OF E. BOYNTON STREET AT NORTH LINE OF SAID FORMER GILSTRAP 2.856 ACRE TRACT, FROM WHICH POINT THE NWC OF SAID 2.856 ACRES BEARS N. 71 DEG. 00' W, 300.00 FEET, FOR NWC OF THIS TRACT;

THENCE S. 71 DEG. 00' E. WITH SOUTH LINE OF E. BOYNTON STREET, 100.0 FEET TO A 3/8" IRON ROD FOUND IN NORTH LINE OF THE FORMER 2.856 ACRES, FOR NEC OF THIS TRACT;

THENCE S. 19 DEG. 00' W. WITH WEST LINE OF LOT 1, BLOCK 1, LEE ADDITION TO THE CITY OF HAMILTON, TEXAS, 206.53 FEET TO A 3/8" IRON ROD FOUND IN SOUTH LINE OF SAID 2.856 ACRES, FOR SEC OF THIS TRACT;

THENCE N. 71 DEG. 29' 48" W. WITH NORTH LINE OF A CITY OF HAMILTON PARK AREA, 100.0 FEET TO A 3/8" IRON ROD FOUND IN SOUTH LINE OF THE 2.856 ACRE TRACT, FOR SWC OF THIS TRACT;

THENCE N. 19 DEG. 00' E. 207.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.475 ACRES.

FILED and RECORDED

Instrument Number: 20260379 B: RP V: 669 P: 689

Filing and Recording Date: 03/05/2026 08:46:49 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Rachel L. Geeslin

Rachel Lamb Geeslin, County Clerk
Hamilton 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.