3 DONNA DR
UVALDE, TX 78801

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: February 06, 2024
   Time: The sale will begin at 1:00 PM or not later than three hours after that time.
   Place: THE EAST STEPS OF THE UVALDE 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 02, 2019 and recorded in Document INSTRUMENT NO. 2019001192 real property records of UVALDE County, Texas, with ALFREDO R VELASQUEZ JR., AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALFREDO R VELASQUEZ JR., AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of $181,649.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED
This ___ day of ___ A.D. 2024
at ___ o'clock ___ M.
DONNA M. WILLIAMS
County Clerk Uvalde County, Texas
By ___
Deputy

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed CALVIN SPEER, NANCY GOMEZ, LEO GOMEZ, WENDY SPEER, MELODY SPEER, VICKI RODRIGUEZ, BOB FRISCH, WAYNE DAUGHTREY, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, OR AUCTION.COM 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.

Ryan Bourgeois
Attorney for Mortgagee and Mortgage Servicer

Certificate of Posting

My name is **NANCY Gomez**, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on **1/16/24** I filed at the office of the UVALDE County Clerk and caused to be posted at the UVALDE County courthouse this notice of sale.

Declarants Name: _Nancy Gomez_

Date: **1/16/24**

EXHIBIT "A"

LOT 3, LU-EL SUBDIVISION NO. 2, IN THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47A, CABINET ONE, SLIDE 145A, PLAT RECORDS OF UVALDE COUNTY, TEXAS.