

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: November 01, 2016

Time: The sale will begin at 1:00PM 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 March 24, 2009 and recorded in Document CLERK'S FILE NO. 2009001114 real property records of UVALDE County, Texas, with ALBERTO GOMEZ AND JOLENE H. DELACRUZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALBERTO GOMEZ AND JOLENE H. DELACRUZ, securing the payment of the indebtednesses in the original principal amount of \$37,311.00, 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

Nancy Romero

~~CALVIN SPEER, MELODY SPEER, WENDY SPEER, JOSHUA SANDERS, ELMER HERNANDEZ, MELODY CRUZ-SMITH, OR FREDERICK BRITTON~~

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is *Nancy Romero* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/11/16 I filed at the office of the UVALDE County Clerk and caused to be posted at the UVALDE County courthouse this notice of sale.

NANCY GOMEZ
Declarants Name: _____
Date: 10/11/16

FILED
This 11 day of Oct A.D. 2016
at 12:40 o'clock P M
DONNA M. WILLIAMS
County Clerk, Uvalde County Texas
By Arbelda Medina
Deputy



EXHIBIT "A"

LOT NO. TWELVE (12) IN BLOCK FOUR (4) OF THE GALLOWAY ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65 (CABINET ONE, SLIDE 81-B), PLAT RECORDS OF UVALDE COUNTY, TEXAS

