

**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: July 02, 2019

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

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 June 15, 2000 and recorded in Document VOLUME 156, PAGE 135 real property records of WILLACY County, Texas, with JULIO SALDANA JR AND CAROLINA SALDANA, grantor(s) and FIRST PREFERENCE MORTGAGE CORP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JULIO SALDANA JR AND CAROLINA SALDANA, securing the payment of the indebtedness in the original principal amount of \$101,184.00, 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



RAYMONDVILLE, TX 78580

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 CONNIE MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE LEWIS, CLYDE COBB, MONTGOMERY MEDLEY, JULIE MARTIN, BOB FRISCH, ARNOLD MENDOZA, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, ALEXIS MENDOZA 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.



Shawrika Harris

**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 WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.

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

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

00000007856339

WILLACY

**EXHIBIT "A"**

BEING A 2.000 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT EIGHT (8), BLOCK FOUR (4), RAYMONDVILLE TRACT NUMBER ONE, WILLACY COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 1-A OF THE MAP RECORDS, WILLACY COUNTY, TEXAS, SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER BEING WITHIN THE 80.00 FEET RIGHT OF WAY OF F.M. 1834; THENCE, SOUTH, WITH AND ALONG THE EAST LINE OF SAID LOT 8 AND WITHIN THE RIGHT OF WAY OF SAID F M 1334, A DISTANCE OF 89.57 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; SAID CORNER BEING REFERENCED BY A 1/2 INCH DIAMETER STEEL BAR BEARING WEST, A DISTANCE OF 10.00 FEET

THENCE, CONTINUING SOUTH, WITH AND ALONG THE EAST LINE OF SAID LOT 8 AND WITHIN THE RIGHT OF WAY OF SAID F.M 1834, A DISTANCE OF 209.18 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID CORNER BEING REFERENCED BY A 1/2 INCH DIAMETER STEEL BAR BEARING WEST, A DISTANCE OF 10.00 FEET,

THENCE, WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 416.49 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 209.18 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 416.49 FEET TO THE POINT OF BEGINNING.

*Posted*  
**FILED** 1:20 pm  
**COUNTY COURT**

MAY 23 2019

SHERAN B. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
DEPUTY  
*[Signature]*