

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: January 02, 2024

Time: The sale will begin at 12:00 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 March 12, 2012 and recorded in Document INSTRUMENT NO. 20120000518; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 20210000596 real property records of WILLACY County, Texas, with JOSE ALBERTO PEREZ AND IRENE GONZALES, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE ALBERTO PEREZ AND IRENE GONZALES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$85,749.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



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, BOB FRISCH, JODI STEEN, MARCIA CHAPA, ERICA DUARTE GUEST, ALEENA LITTON, AUCTION.COM, W D LAREW, JULIE MARTIN, DAVID KARLE, ARNOLD MENDOZA, ALEXIS MENDOZA, JERRY PEREZ, OR SARAH MAYS 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

Israel Saucedo

Certificate of Posting

My name is *Jerry Perez*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *11-30-2023* I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.

[Signature]
Declarants Name: *Jerry Perez*
Date: *11-30-2023*

1293 S 10TH STREET
RAYMONDVILLE, TX 78580

00000009937004

00000009937004

WILLACY

EXHIBIT "A"

THE SOUTH 27.5 FEET OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) AND THE WEST 125 FEET OF LOT TWENTY-SEVEN (27), BLOCK SEVEN (7), LEE HEIGHTS ADDITION, CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS. ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 30 OF THE MAP RECORDS, WILLACY COUNTY, TEXAS.

FILED + posted
COUNTY COURT
NOV 30 2023 @ 10:43am

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY

Alma Mireles