

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: August 01, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: EAST SIDE STEPS OF THE BROOKS 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 February 19, 2014 and recorded in Document VOLUME 337, PAGE 140; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 367, PAGE 137, VOLUME 383, PAGE 392, VOLUME 396, PAGE 665, VOLUME 399, PAGE 672 real property records of BROOKS County, Texas, with JOSE MANUEL CABRERA AND WIFE, BIANCA L CABRERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE MANUEL CABRERA AND WIFE, BIANCA L CABRERA, securing the payment of the indebtednesses in the original principal amount of \$153,169.00, 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

File for Record at <u>2:33</u> o'clock <u>P</u> . M.
APR 28 2023
Elvaray B. Silvas County Clerk, Brooks County, Texas By: <u>[Signature]</u> , 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.

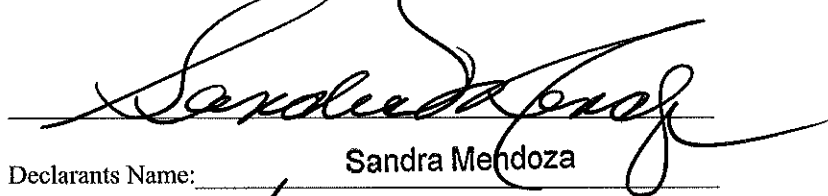
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN , SUSAN SANDOVAL, LESLYE EVANS, W D LAREW, SARAH MAYS, ALEXIS MENDOZA, MARCIA CHAPA, ERICA DUARTE GUEST, RAMON PEREZ, 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.



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.28.23 I filed at the office of the BROOKS County Clerk and caused to be posted at the BROOKS County courthouse this notice of sale.



Declarants Name: Sandra Mendoza

Date: 4.28.23

513 WEST BLUCHER STREET
FALFURRIAS, TX 78355

00000009780990

00000009780990

BROOKS

EXHIBIT "A"

LOT FIVE (5), IN BLOCK ONE (1), OF MAUPIN 2ND ADDITION, AN ADDITION TO THE CITY OF FALFURRIAS, BROOKS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 34, MAP/PLAT RECORDS, BROOKS COUNTY, TEXAS