

**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: March 03, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE STEPS AT THE FRONT OF THE MAVERICK 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 21, 2016 and recorded in Document VOLUME 1577, PAGE 23 real property records of MAVERICK County, Texas, with JUAN MANUEL DELGADO JR AND SDAYNE YAZMIN GONZALEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN MANUEL DELGADO JR AND SDAYNE YAZMIN GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$98,188.00, 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  
AT 3:56 O'CLOCK P.M.


DEC 30 2019

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By [Signature] 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 NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, VICKY RODRIGUEZ, RAMON PEREZ, AMY ORTIZ, STACEY SANDERS, GARRETT SANDERS BERTHA CARDENAS OR DORIS S SANCHEZ 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 Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/30/2019 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.



Declarants Name: Bertha Cardenas

Date: 12/30/2019



FIELD NOTES FOR A 6 51 ACRE TRACT

BEING A 6 51 ACRE TRACT OF LAND LYING AND SITUATED IN MAVERICK COUNTY TEXAS, OUT OF TRACT 2, IN BLOCK 2, OF THE QUEMADO VALLEY LANDS OF G BEDELL MOORE, AS SAID BLOCK 2, IS SHOWN BY PLAT OF RECORD IN ENVELOPE 6, SIDE 1, OF THE MAVERICK COUNTY MAP RECORDS, ALSO BEING THE SAME 6 51 ACRES CONVEYED TO ARTURO CANTU AND ANA LILIA CANTU, BY DEED RECORDED IN BOOK 1017, PAGE 106, OF THE MAVERICK COUNTY DEED RECORDS, AND ALSO BEING THE SAME 6 51 ACRES CONVEYED TO MILTON R CHISUM BY DEED RECORDED IN VOLUME 456, PAGE 368, OF THE MAVERICK COUNTY DEED RECORDS, SAID 6 51 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ACCORDING TO THE CENTERLINE OF U S HIGHWAY 277, WITH BEARING N14 DEGREES 25'59"W, CALLED TO HAVE N15°07'W, IN PLAT OF BLOCK 2, QUEMADO VALLEY LANDS OF G BEDELL MOORE, RECORDED IN ENVELOPE 6, SIDE 1, OF THE MAVERICK COUNTY MAP RECORDS),

BEGINNING AT A 1/2" IRON ROD SET AT EXISTING FENCE CORNER POST THE APPARENT NORTHWEST CORNER OF SAID TRACT 2, BLOCK 2, AND THE SOUTHWEST CORNER OF TRACT 10, ALSO THE NORTHWEST CORNER OF THIS 6 51 ACRES, FALLING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U S HIGHWAY 277, LOCATED N14 DEGREES 25'59"W, 1124 09 FEET FROM THE INTERSECTION WITH THE CENTERLINE OF THE U S HIGHWAY 1591,

THENCE ALONG EXISTING OLD FENCE, THE APPARENT NORTH LINE OF SAID TRACT 2, BLOCK 2, AND THE NORTH LINE OF SAID 6 51 ACRES, S89 DEGREES 13'38"E, 1103 94 FEET, TO 1/2" IRON ROD FOUND BY EXISTING FENCE CORNER POST, FOR THE NORTHEAST CORNER OF THIS 6 51 ACRES,

THENCE ALONG EXISTING OLD FENCE, THE EAST LINE OF SAID 6 51 ACRES, S01 DEGREES 01'36"E, 265 28 FEET, TO 1/2" IRON ROD FOUND BY EXISTING FENCE CORNER POST, FOR THE SOUTHEAST CORNER OF THIS 6 51 ACRES,

THENCE ALONG EXISTING OLD FENCE, THE SOUTH LINE OF SAID 6 51 ACRES, AND ACCORDING OF THAT BOUNDARY AGREEMENT DATED APRIL 28, 1971, BETWEEN D C STAMPS ET UX AND MURL L KETCHAM, ET UX RECORDED IN VOLUME 103, PAGE 204, N89 DEGREES 15'24"W, 1033 69 FEET, TO 1/2" IRON ROD FOUND BY EXISTING FENCE CORNER POST, FOR THE SOUTHWEST CORNER OF THIS 6 51 ACRES,

THENCE ALONG THE EAST LINE OF U S HIGHWAY 277,  
N14 DEGREES 23'57"W, 275 41 FEET, TO THE POINT OF BEGINNING