

2407 ALABAMA STREET
BIG SPRING, TX 79720

00000010278497

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: December 03, 2024

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

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 19, 2013 and recorded in Document CLERK'S FILE NO. 201300003046; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2020-00005393 real property records of HOWARD County, Texas, with LORENZO MENDOZA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORENZO MENDOZA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$78,551.00, 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

Posted

FILED at 1:45 P.M. O'clock 10/17/24

BRENT ZITTERKOPF, County Clerk, Howard 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 SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, AUCTION.COM, JOHN MCCARTHY OR DAVID CARRILLO 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.

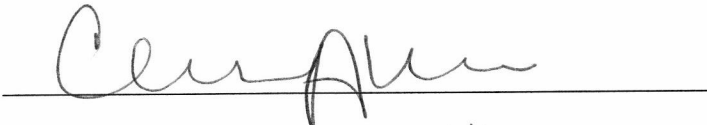


Ryan Bourgeois



Certificate of Posting

My name is Christopher Vicuna, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/17/2024 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.



Declarants Name: Christopher Vicuna

Date: 10/17/2024

2407 ALABAMA STREET
BIG SPRING, TX 79720

00000010278497

00000010278497

HOWARD

EXHIBIT "A"

BEING ALL OF LOT NO. ELEVEN (11), IN BLOCK NO. TWENTY-ONE (21), MONTICELLO ADDITION, TO THE CITY OF BIG SPRING, HOWARD COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 74/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS.