

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: February 06, 2024

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

Place: THE "COURTHOUSE FRONT DOOR" AT THE KARNES COUNTY ANNEX LOCATED AT 210 W. CALVERT 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 12, 2019 and recorded in Document INSTRUMENT NO. 201900002433 real property records of KARNES County, Texas, with JOHN GILBERT AGUIRRE JOINED HEREIN PRO FORMA BY MY SPOUSE VICTORIA NICOLE AGUIRRE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN GILBERT AGUIRRE JOINED HEREIN PRO FORMA BY MY SPOUSE VICTORIA NICOLE AGUIRRE, securing the payment of the indebtednesses in the original principal amount of \$108,007.00, 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 9:52 o'clock A M

**JAN 04 2024**

**CAROL SWIZE, COUNTY CLERK  
KARNES COUNTY, TEXAS**

*Mary E. Rioz* 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 GARRON DEAN, JO WOOLSEY, BOB FRISCH, JODI STEEN, JANICE STONER, AARTI PATEL, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, AUCTION.COM, OSCAR CABALLERO, DONNA CABALLERO, REBECCA WINGERT, LELAND WINGERT, ZACH MCCARTHY OR JOHN MCCARTHY 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 Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-4-2024 I filed at the office of the KARNES County Clerk and caused to be posted at the KARNES County courthouse this notice of sale.

Melodee Garza

Declarants Name: Melodee Garza

Date: 1-4-2024

218 GRAHAM RD  
KENEDY, TX 78119

00000009764192

00000009764192

KARNES

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN KARNES COUNTY, TEXAS, BEING ALL OF LOT NO TWO (2), IN BLOCK "A", OF PULLIN'S HIGHLAND TERRACE ADDITION TO THE TOWN OF KENEDY, KARNES COUNTY, TEXAS AS THE SAME IS MARKED AND DESIGNATED UPON THE PLAT OF SAID ADDITION, RECORDED IN VOLUME 1, PAGE 45 OF THE MAP OF RECORDS OF KARNES COUNTY, TEXAS

sekey	FCILD Y/N	FCMCP Y/N	Loan Type	ETPRQ	Last Name	Status	Legal	Sched Dt	County	Sale Date	NTSS Image?
<b>ARRON DEAN, JO WOOLSEY, BOB FRISCH, JODI STEEN, JANICE STONER, AARTI PATEL, AMY ORTIZ, DANIEL MCQUADE, VANN</b>											
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