

FILED FOR RECORD
2022 OCT 13 AM 10:47

705 OAK ST
DIMMITT, TX 79027

JOANNA BLANCO
CASTRO COUNTY
DISTRICT & COUNTY CLERK

0000009624172

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 06, 2022

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

Place: THE FRONT FOYER OF THE CASTRO 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 July 01, 1987 and recorded in Document VOLUME 87, PAGE 217; AS AFFECTED BY CORRECTION INSTRUMENT IN VOLUME 363, PAGE 761 AND LOAN MODIFICATION AGREEMENTS IN VOLUME 307, PAGE 741; VOLUME 343, PAGE 198; VOLUME 379, PAGE 212 AND VOLUME 404, PAGE 416 real property records of CASTRO County, Texas, with REGGIE DON LAURENT AND CINDY DAWN LAURENT, grantor(s) and HEREFORD STATE BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by REGGIE DON LAURENT AND CINDY DAWN LAURENT, securing the payment of the indebtednesses in the original principal amount of \$44,115.00, 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



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.

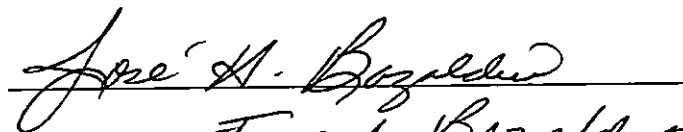
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RONALD BYRD, ANTONIO BAZALDUA, JOSE A. BAZALDUA, JONATHAN SCHENDEL, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, AUCTION.COM, CHELSEA BROOKS, STACY RAPIER, OR SHELLY HENDERSON, DAVID CARRILLO OR JOSE BAZALDUA 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 Jose A - Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-13-2022 I filed at the office of the CASTRO County Clerk and caused to be posted at the CASTRO County courthouse this notice of sale.



Declarants Name: Jose A - Bazaldua

Date: 10-13-2022

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CASTRO

EXHIBIT "A"

ALL OF THE WEST 1 FOOT OF LOT NO. 2 AND ALL OF LOT NO. 3, BLOCK NO. 6, CLEAVINGER ADDITION, UNIT II, TO THE CITY OF DIMMITT, CASTRO COUNTY, TEXAS, AS SHOWN BY THE RECORDED MAP OR PLAT THEREOF OF RECORD UNDER VOLUME 105, PAGE 461 IN THE DEED RECORDS OF CASTRO COUNTY, TEXAS.