

ORIGINAL

FILED FOR RECORD

2024 FEB -1 AM 11:30

JOANNA BLANCO  
CASTRO COUNTY  
DISTRICT & COUNTY CLERK

500 FM 1055  
HEREFORD, TX 79045

00000010031409

**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: April 02, 2024

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 April 17, 2017 and recorded in Document VOLUME 385, PAGE 750 real property records of CASTRO County, Texas, with JOSE MIGUEL ORTEGA AND DIANA VILLALOBOS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE MIGUEL ORTEGA AND DIANA VILLALOBOS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$85,914.00, 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.**

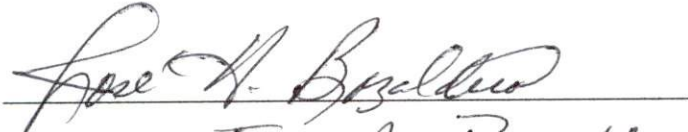
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RONALD BYRD, ANTONIO BAZALDUA, JOSE A. BAZALDUA, JONATHAN SCHENDEL, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, AUCTION.COM, CHELSEA BROOKS, STACY RAPIER, SHELLY HENDERSON, 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.



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 02-01-2024 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: 02-01-2024

**EXHIBIT "A"**

LOT, TRACT, OR PARCEL OF LAND SITUATED IN CASTRO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: 1.234 ACRE TRACT OF LAND, MORE OR LESS, OFF THE EAST SIDE OF THE NORTH 1/2 OF SAID SECTION NO. 119, BLOCK NO. M-7, BS&F SURVEY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A GALVANIZED CABLE (NOW UNDER PAVING OF FM 1055) SET FOR THE NORTHEAST CORNER OF SECTION NO 119, BLOCK M-7,B.S.&F., FROM SAID CABLE A SIMILAR CABLE SET FOR THE NORTHWEST CORNER OF SAID SECTION NO. 119 BRS N 89° 59' WEST 1934.85 VRS (5,374.58 FT.) AND A SIMILAR CABLE (NOW UNDER PAVING) SET FOR THE SOUTHEAST CORNER OF SAID SECTION NO. 119 BRS.SOUTH 1959.59 VRS. (5,443.31 FT);

THENCE SOUTH ALONG THE EAST LINE OF SECTION NO. 119 AND WEST LINE OF SECTION NO. 102 AT 186.55 VRS. (518.19 FT) SET A 3/8 IN. REBAR STAKE IN PAVING FOR THE NORTHEAST AND TRUE BEGINNING CORNER OF THIS TRACT;

THENCE N 89° 59' 00" WEST A 1 VARA (2.77 FT) CROSS CENTER STRIPE OF SAID PAVING, AT 19.91 VRS. (55.30 FT.) SET A 3/8 IN REBAR STAKE IN LINE WITH A FENCE BEARING SOUTH, AT 99.49 VRS. (276.35 FT.) SET A 3/8 IN. REBAR STAKE;

THENCE SOUTH ALONG THE EAST SIDE OF A FENCE AT 70.50 VRS. (194.59 FT.) SET A 3/8 IN. REBAR STAKE,

THENCE 89° 59' 00" EAST AT 79.58 VRS. (221.05 FT.) SET A 3/8 IN. REBAR STAKE IN LINE WITH SAID FENCE, AT 99.49 VRS. (276.35 FT.) SET A 3/8 IN. REBAR STAKE IN PAVING;

THENCE NORTH ALONG THE EAST LINE OF SECTION NO. 119 AND WEST LINE OF SECTION NO. 102 AT 70.05 VRS. (194.59 FT.) THE PLACE OF BEGINNING AND CONTAINING 1.234 ACRES OF LAND, MORE OR LESS, OF WHICH 0.245 ACRES LIES IN HIGHWAY RIGHT OF WAY EASEMENT.

ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.