

**POSTED & FILED**

**Vicinta Stafford Burnet County Clerk**

By Natalie Chapa at 8:06 am, Dec 17 2024

706 N. VANDERVEER STREET  
BURNET, TX 78611

00000010326734

**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 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: AREA OUTSIDE COUNTY CLERK'S OFFICE ON EAST SIDE OF THE BURNET COUNTY COURTHOUSE UNLESS BAD WEATHER THAN INSIDE IN EAST HALLWAY OUTSIDE DOORWAY TO COUNTY CLERK OFFICE 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 31, 2006 and recorded in Document VOLUME 1449, PAGE 0739; AS AFFECTED BY LOAN MODIFICIATION AGREEMENTS CLERK FILE NO'S. 201601546, 201808542 AND 202106580, 202214858 & 202403783 real property records of BURNET County, Texas, with BRAULIA E. VALDEZ ASINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRAULIA E. VALDEZ ASINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$52,171.00, 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 KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, THOMAS GILBRAITH, C JACON SPENCE, MICHELLE JONES, ANGELA ZAVALA, RICHARD ZAVALA JR., SHARLET WATTS, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BURNET County Clerk and caused to be posted at the BURNET County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

706 N. VANDERVEER STREET  
BURNET, TX 78611

00000010326734

00000010326734

BURNET

**EXHIBIT "A"**

BEING ALL OF THE SOUTH FIFTY-EIGHT FEET (S58') BY ONE HUNDRED FORTY-ONE AND ONE TENTH FEET (141.1') OFF OF LOT NO. THIRTY-FOUR (34), IN THE PHAIR ADDITION, AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 102, PAGE 140, DEED RECORDS OF BURNET COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.