

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 07, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTHEAST ENTRANCE OF THE DOWNTOWN GONZALES COUNTY COURTHOUSE (414 ST. JOSEPH) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

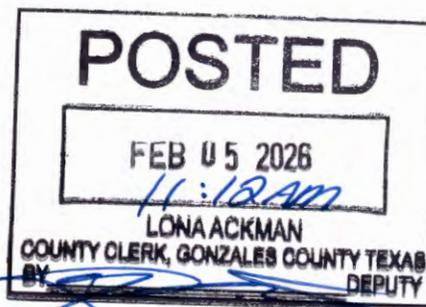
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 16, 2019 and recorded in Document CLERK'S FILE NO. 19300586; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO(S) 23317626, AND 24324416 real property records of GONZALES County, Texas, with ARMANDO ROCHA AND DORA P HENRY 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 ARMANDO ROCHA AND DORA P HENRY HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$135,500.00, 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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 GONZALES County Clerk and caused to be posted at the GONZALES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

677 COUNTY RD 90B
GONZALES, TX 78629

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GONZALES

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING SITUATED IN GONZALES COUNTY, TEXAS, BEING ALL OF LOT NO. 10, OF LAKESIDE SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID LAKESIDE SUBDIVISION, AS THE SAME APPEARS OF RECORD IN PLAT CABINET SLIDE 12-B, OF THE GONZALES COUNTY PLAT RECORDS.

AND BEING THE SAME LOT DESCRIBED IN THAT CERTAIN DEED DATED OCTOBER 13, 2006, EXECUTED BY RAYMOND C. PINNEY AND WIFE, MARCIA L. PINNEY, TO RAYMOND TRENT SIMPSON, RECORDED IN VOLUME 952, PAGE 613, OF THE OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS.