

472 COUNTY ROAD 192  
GONZALES, TX 78629

00000009771072

**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: June 06, 2023

Time: The sale will begin at 10:00 AM 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.

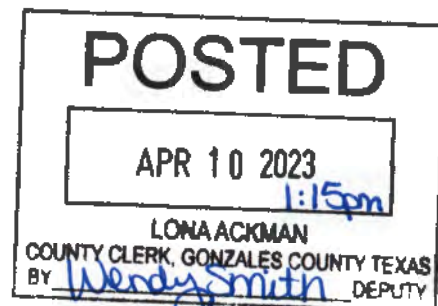
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 11, 2005 and recorded in Document VOLUME 923 PAGE 0472; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 225267 AND 18296101 real property records of GONZALES County, Texas, with DAMIAN F. SCHUETTE AND KRISTIN N. SCHUETTE HUSBAND AND WIFE, grantor(s) and CASCADE FINANCIAL SERVICES, A LIMITED LIABILITY COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAMIAN F. SCHUETTE AND KRISTIN N. SCHUETTE HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$130,427.00, 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 AMY ORTIZ, AARTI PATEL, VIOLET NUNEZ, DYLAN RUIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, THOMAS GILBRAITH, C JASON SPENCE, BOB FRISCH, JANICE STONER, JODI STEEN, OR JO WOOLSEY 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.

*Il sb*

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: \_\_\_\_\_

**EXHIBIT "A"**

A DESCRIPTION OF A 1.00 ACRE TRACT OUT OF A CALLED 3.22 ACRE TRACT SITUATED IN THE WILLIAM C JENKS, 1210 ACRE SURVEY, ABSTRACT NO 296, GONZALES COUNTY, TEXAS, BEING THE SAME 3.22 ACRE TRACT CONVEYED TO FRANCES JEANETTE WRIGHT IN VOLUME 635, PAGE 292, OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS, SAID 1.00 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 192 (ROW VARIES), FOR THE SOUTHEAST CORNER OF A CALLED 168 ACRE TRACT CONVEYED TO CECILIA HANZLIK WRIGHT IN VOLUME 615, PAGE 507, OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF SAID 3.22 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 168 ACRE TRACT BEARS NORTH 08°38'03" WEST, A DISTANCE OF 694.65 FEET, (CALLED NORTH 08°38'03" WEST),

THENCE WITH SAID RIGHT-OF-WAY OF COUNTY ROAD 192 THE FOLLOWING TWO (2) COURSES

- 1) SOUTH 08° 38'03" EAST, A DISTANCE OF 161.11 FEET, (CALLED SOUTH 07° EAST, 58 VARAS), TO A 1/2 INCH IRON ROD WITH CAP SET,
- 2) SOUTH 18° 09'19" EAST, A DISTANCE OF 9.64 FEET, (CALLED SOUTH), TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A T POST FOUND FOR THE SOUTHEAST CORNER OF SAID 3.22 ACRE TRACT BEARS SOUTH 18°09'19" EAST, A DISTANCE OF 107.09 FEET, (CALLED SOUTH),

THENCE CROSSING SAID 3.22 ACRE TRACT THE FOLLOWING TWO (2) COURSES,

- 1) SOUTH 80°00'00" WEST, A DISTANCE OF 254.84 FEET, TO A 1/2 INCH IRON ROD WITH CAP SET,
- 2) NORTH 10°00'00" WEST, A DISTANCE OF 170.61 FEET, TO A 1/2 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF SAID 168 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2 INCH PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 3.22 ACRE TRACT BEARS SOUTH 80°00'00" WEST, A DISTANCE OF 252.68 FEET, (CALLED SOUTH 80° WEST),

THENCE WITH THE SOUTH LINE OF SAID 168 ACRE TRACT, NORTH 80°00'00" EAST, A DISTANCE OF 257.31 FEET, (CALLED NORTH 80° EAST), BEING THE BEARING BASIS HEREIN, TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND