

FILED FOR RECORD

MAR 23 2023

11:02AM

*C. S. Cherry*  
DAWSON COUNTY CLERK

0000009746546

502 WESTWOOD CT  
LAMESA, TX 79331

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: May 02, 2023

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

Place: SOUTH ENTRANCE DOOR OF THE 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 September 12, 2018 and recorded in Document VOLUME 851, PAGE 101 real property records of DAWSON County, Texas, with DESTINI CHANELLE CRUZ AND JESSIE KAZZ CRUZ WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE. mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DESTINI CHANELLE CRUZ AND JESSIE KAZZ CRUZ WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$166,822.00, 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



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**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 SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, LISA BRUNO. AUCTION.COM, JOHN MCCARTHY, 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.

*Is Sa*

Israel Saucedo

Certificate of Posting

My name is DAVID GARDNER, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-23-2023 I filed at the office of the DAWSON County Clerk and caused to be posted at the DAWSON County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: *[Signature]*

Date: 3. 23. 2023

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DAWSON



ALL OF LOT 7, AND THE SOUTH 10 FEET OF LOT 8, BLOCK 2 OF THE CRESTVIEW SUBDIVISION OF THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 3, PAGE 38 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS.

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FILED FOR RECORD this the 23<sup>rd</sup> day of March, 2023 at 11:07A M.  
RECORDED this the 23<sup>rd</sup> day of March, 2023.  
CLARE CHRISTY, COUNTY CLERK  
DAWSON COUNTY, TEXAS

Vivian Vazquez  
DEPUTY