

3.

FILED  
at 11:05 o'clock A M

NOV 21 2024 mg

Nancy E. Ruter  
County Clerk, Williamson Co., TX

300 HYACINTH WAY  
JARRELL, TX 76537

00000010306884

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: February 04, 2025  
Time: The sale will begin at 10:00 AM or not later than three hours after that time  
Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER 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 December 22, 2020 and recorded in Document CLERK'S FILE NO. 2021000560 real property records of WILLIAMSON County, Texas, with CRISTINA FLORES, UNMARRIED WOMAN AND GERADO FLORES, UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRISTINA FLORES, UNMARRIED WOMAN AND GERADO FLORES, UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$241,544.00, 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 DAVID ACKEL, TRAVIS KADDAIZ, COLETTE MAYERS, THOMAS GILBRAITH, C. JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS, AARII PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, RAMERO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WAITS, JOHN W. LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR TOBEY 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 WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

\_\_\_\_\_

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

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

300 HYACINTH WAY  
JARRELL, TX 76537

00000010306884

00000010306884

WILLIAMSON

**EXHIBIT "A"**

UNIT 6, BLK "K", WITHIN THE SONTERRA II CONDOMINIUMS PHASE VII, A RESIDENTIAL CONDOMINIUM IN WILLIAMSON COUNTY, TEXAS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS, PHASE VII, RECORDED IN DOCUMENT NO. 2017074367, AND BY AMENDMENT RECORDED IN DOCUMENT NO. 2019055011 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST APPURTENANT TO SUCH UNITS IN AND TO THE COMMON ELEMENTS IN THE CONDOMINIUMS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF CONDOMINIUM REGIME.

WILLIAMSON COUNTY  
AFFIDAVIT FOR RECORDATION

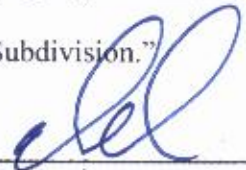
THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is MARK VERRICO. I am over the age of eighteen years.

\_\_\_\_\_ (the "Owner", whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as RE PLAT LOT 92

Brush Bend Park (the "Subdivision"). I am the Owner. The original tax certificate(s) attached to the plat of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."



(Signature)

MARK VERRICO

(Printed Name)

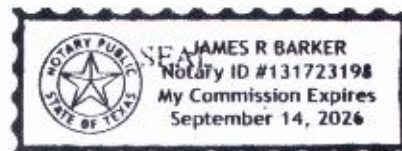
THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared MARK VERRICO, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office on this the 21 day of OCTOBER, 2024.

[Signature]  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 9/14/26



WILLIAMSON COUNTY  
AFFIDAVIT FOR RECORDATION

THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is Jill Verrico. I am over the age of eighteen years.  
Brushy Bend Park (the "Owner", whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as RE-PLAT LOT 92 (the "Subdivision"). I am the Owner. The original tax certificate(s) attached to the plat of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."

[Signature]  
(Signature)  
Jill Verrico  
(Printed Name)

THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared JILL VERRICO, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office on this the 22 day of OCTOBER, 2024.

[Signature]  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 9/14/26

