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at 10:52 FILED o'clock A M

APR 16 2024  
Nancy E. Ruster  
County Clerk, Williamson Co., TX

1001 DANISH CV  
HUTTO, TX 78634

00000010118990

### 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: July 02, 2024

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 July 01, 2020 and recorded in Document INSTRUMENT NO. 2020075957 real property records of WILLIAMSON County, Texas, with RAYMUNDO SANDOVAL, UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MLRS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAYMUNDO SANDOVAL, UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$257,616.00, 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 DAVID ACKEL, TRAVIS KADDATZ, COLETTE MAYERS, THOMAS GILBRAITH, C. JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, JOHN W. LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR TOBEY LATHAM, whose address is c/o BARRETT DAFFIN TRAPPIER 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: \_\_\_\_\_

**EXHIBIT "A"**

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TX, AND IS DESCRIBED AS FOLLOWS

UNIT 1, IN VILLAS AT STAR RANCH, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE DECLARATION ON CONDOMINIUMS REGIME RECORDED UNDER DOCUMENT NO. 2016010795, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 1, BLOCK A, STAR RANCH PARCEL 23 IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT RECORDED IN DOCUMENT NO 2015075882, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THOSE RECORDED IN DOCUMENT NO 2014099729, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (COLLECTIVELY, THE "DECLARATION"), INCLUDING A AN UNDIVIDED INTEREST IN GENERAL COMMON ELEMENTS, AN B ANY LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT, ALL AS DESCRIBED IN THE DECLARATION (THE "CONDOMINIUM"), TOGETHER WITH ALL OF THE RIGHTS AND PRIVILEGES GRANTED TO CONDOMINIUM OWNERS IN THE DECLARATION, TO WHICH DECLARATION REFERENCE IS HERE MADE FOR A FULL AND COMPLETE DESCRIPTION OF THE CONDOMINIUM AND RIGHTS THE CONDOMINIUM AND THE OTHER RIGHTS HEREIN DESCRIBED ARE HEREAFTER COLLECTIVELY REFERRED TO AS THE "PROPERTY"