

614 DARLINGTON STREET
DILLEY, TX 78017

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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: September 05, 2023

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

Place: THE NORTH DOOR AND STEPS 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 April 27, 2018 and recorded in Document VOLUME 0240, PAGE 0447 real property records of FRIO County, Texas, with ARNOLAD OCHOA, grantor(s) and PRIORITY BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARNOLAD OCHOA, securing the payment of the indebtednesses in the original principal amount of \$146,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY 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. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949

FILED
At 1:00 o'clock 9 M
This 20 day of 7 2023
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
BY: [Signature] DEPUTY



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 NANCY GOMEZ OR LEO GOMEZ 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 NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/20/23 I filed at the office of the FRIO County Clerk and caused to be posted at the FRIO County courthouse this notice of sale.

Declarants Name: Nancy Gomez
Date: 7/20/23

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FRIO

EXHIBIT "A"

LOTS FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK SIX (6) OF THE ORANGE GROVE ADDITION TO THE CITY OF DILLEY, FRIO COUNTY, TEXAS, SAID BLOCK ALSO BEING KNOWN AS CITY BLOCK SEVENTY (70) PER PLAT OF SAID CITY RECORDED IN VOLUME 87, PAGE 243 OF THE DEED RECORDS OF FRIO COUNTY, TEXAS.