## 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:

12/02/2025

Time:

Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM and ending not

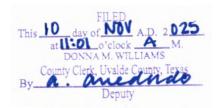
later than three hours thereafter.

Place:

The area designated by the Commissioners Court of Uvalde County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location

where this Notice of Trustee's Sale was posted.

- 2. Terms of Sale. Highest bidder for cash.
- 3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/3/2002 and recorded in the real property records of Uvalde County, TX and is recorded under Clerk's File/Book 0491, Page 226, with Janie Gonzales and Jose E. Gonzales (grantor(s)) and United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Janie Gonzales and Jose E. Gonzales, securing the payment of the indebtedness in the original amount of \$56,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. **Property to be Sold.** LOT 2, BLOCK 2, MERRITT SUBDIVISION, TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF IN VOLUME 2, PAGE 56, (SLIDE 77A) PLAT RECORDS OF UVALDE COUNTY, TEXAS.



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development 1293 Whisperwood Lane Lawrenceville, GA 30043

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM LLC or Calvin Speer, Wendy Speer, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Bertha Cardenas, Berthaliz Cardenas or Mary C. LaFond or Kirk Schwartz, Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., c/o Albertelli Law 6565 N MacArthur Blvd, Suite 470 Irving, TX 75039

## CERTIFICATE OF POSTING

Notice of Trustees Sale

12/02/2025

East side steps @

Uvalde County Courthouse

100 N. Getty uvalde Tx 78801