

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.

FILED
This 10 day of NOV A.D. 2025
at 11:01 o'clock A.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By a. Arredondo
Deputy

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

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-10-25 I filed at the office of the Uvalde County Clerk and caused to be posted at the Uvalde County courthouse this notice of sale.


Declarants Name: _____
Date: 11-10-25

Notice of Trustees Sale

12/02/2025

East side steps @

Uvalde County Courthouse

100 N. Getty Uvalde, Tx 78801