

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEEDS OF TRUST INFORMATION:**

Date: **May 30, 2025**  
Grantor(s): **DANIEL LUIS ECHEVERRIA, JR., A SINGLE MAN**  
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION**  
Original Principal: **\$168,884.00**  
Recording Information: **2025025598**

Date: **May 30, 2025**  
Grantor(s): **DANIEL LUIS ECHEVERRIA, JR.**  
Original Mortgagee: **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., A NATIONAL BANKING ASSOCIATION**  
Original Principal: **\$6,755.00**  
Recording Information: **2025025599**

**PROPERTY INFORMATION:**

Property County: **Uvalde**  
Property: **LOT 20, BLOCK 2, COLONIA ALAMEDA, AN ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, CABINET ONE, SLIDE 77B, PLAT RECORDS OF UVALDE COUNTY, TEXAS.**  
Property Address: **329 South Crisp Street  
Uvalde, TX 78801**

**MORTGAGE SERVICING INFORMATION:**

**The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.**

Current Mortgagee: **SERVBANK, N.A.**  
Mortgage Servicer: **Servbank, N.A.**  
Mortgage Servicer Address: **3138 E. Elwood Street  
Phoenix, AZ 85034**

PLG File Number: 26-005925-1

FILED  
This 15 day of Apr A.D. 2020  
at 12:17 o'clock P M.  
DONNA M. WILLIAMS  
County Clerk, Uvalde County, Texas  
By Sullivan Deputy

**SALE INFORMATION:**

Date of Sale: **June 2, 2026**  
Time of Sale: **1:00 PM or within three hours thereafter.**  
Place of Sale: **On the east side courthouse steps of the Uvalde County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.**

Substitute Trustee: **Auction.com, LLC, and Padgett Law Group, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103, Southlake, TX 76092**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS 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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deeds of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustees under said Deeds of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Notes set forth in the above-described Deeds of Trust; and

WHEREAS, a default under the Notes and Deeds of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deeds of Trust are declared immediately due and payable.

WHEREAS, the original Trustees and any previously appointed Substitute Trustees under said Deeds of Trust have been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deeds of Trust; and

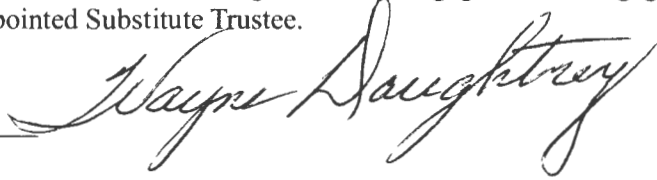
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Notes are hereby accelerated, and all sums secured by the Deeds of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deeds of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deeds of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deeds of Trust. The property

shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

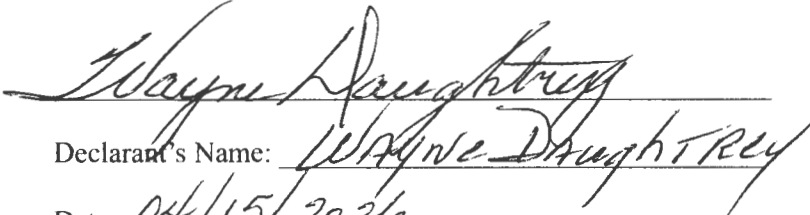
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

**CERTIFICATE OF POSTING**

My name is Wayne Daughtrey, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 04/15/2026, I filed at the office of the Uvalde County Clerk to be posted at the Uvalde County courthouse this notice of sale.



Declarant's Name: Wayne Daughtrey

Date: 04/15/2026

Padgett Law Group  
546 Silicon Dr., Suite 103, Southlake, TX 76092  
(850) 422-2520

WITNESS MY HAND this 15<sup>th</sup> day of April 2026

