

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: January 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST STEPS OF THE UVALDE COUNTY 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 October 24, 2019 and recorded in Document INSTRUMENT NO. 2019003459 real property records of UVALDE County, Texas, with THOMAS L SANCHEZ, A SINGLE INDIVIDUAL, grantor(s) and PRIORITY BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS L SANCHEZ, A SINGLE INDIVIDUAL, securing the payment of the indebtednesses in the original principal amount of \$128,556.67, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB 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:

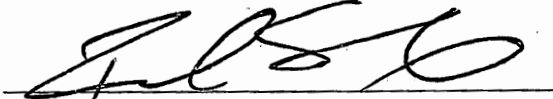
c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949

FILED
This 16th day of Dec A.D. 2024
at 2:30 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
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 CALVIN SPEER, NANCY GOMEZ, LEO GOMEZ, WENDY SPEER, BOB FRISCH, WAYNE DAUGHTREY, VICKI RODRIGUEZ, JANICE STONER OR MARY C. LAFOND whose address is c/o 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.



Certificate of Posting

My name is CALVIN SPEER, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Dec. 16 - 2024 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: _____

Calvin Speer

Date: _____

12-16-24

628 DEER VALLEY RANCH CO ROAD 428
UVALDE, TX 78801

00000010279834

00000010279834

UVALDE

EXHIBIT "A"

LOTS 24, 34, AND 35, DEER VALLEY RANCH, UNIT ONE, A SUBDIVISION IN UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66, CABINET ONE, SLIDE 154-B, PLAT RECORDS OF UVALDE COUNTY, TEXAS.