

717 N FLOYD AVENUE
TULIA, TX 79088

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 01, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE STEPS AT THE WEST ENTRANCE OF THE SWISHER 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 July 26, 2019 and recorded in Document DOCUMENT NO. 2019-00655 real property records of SWISHER County, Texas, with MAISIE A DELEON, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MAISIE A DELEON, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$79,729.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301

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FILED
JUN 26 2026 PM 01:00
CLERK
SWISHER COUNTY DISTRICT CLERK
TULIA, TEXAS



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 AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 Jose Baraldia, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-11-2025 I filed at the office of the SWISHER County Clerk and caused to be posted at the SWISHER County courthouse this notice of sale.



Declarants Name: _____

Date: _____

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SWISHER

EXHIBIT "A"

ALL OF THE SOUTH 33 FEET 4 INCHES OF LOT NO. 21, AND THE NORTH 33 FEET 4 INCHES OF LOT NO. 20, OF THE MCSPADDEN SUBDIVISION OF BLOCK 12, OF THE MCCUNE ADDITION TO THE TOWN OF TULIA, SWISHER COUNTY, TEXAS, AS THE SAME IS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 22, PAGE 562, OF THE DEED RECORDS OF SWISHER COUNTY, TEXAS.