

816 S ASH ST
PEARSALL, TX 78061

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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: April 01, 2025

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

Place: THE NORTH DOOR AND STEPS OF THE 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 December 29, 2004 and recorded in Document VOLUME 0001, PAGE 014; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN VOLUME 0048, PAGE 001, VOLUME 0158, PAGE 852, VOLUME 0245, PAGE 0361, VOLUME 0299, PAGE 0086, & VOLUME 0331 PAGE 0432 real property records of FRIO County, Texas, with IRMA L MARTINEZ AND ALVARO MARTINEZ, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by IRMA L MARTINEZ AND ALVARO MARTINEZ, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$72,856.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED
At 1:52 o'clock P M
This 13th day of February 2025
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
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, WENDY SPEER, MELODY SPEER, NANCY GOMEZ, LEO GOMEZ, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BOB FRISCH, WAYNE DAUGHTREY, DANIEL MCQUADE, VANNA HO, ALEENA LITTON, AUCTION.COM 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.

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Certificate of Posting

My name is Wayne Daughtrey, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on February 13, 2025 I filed at the office of the FRIO County Clerk and caused to be posted at the FRIO County courthouse this notice of sale.

Wayne Daughtrey
Declarants Name: WAYNE DAUGHTREY
Date: February 13, 2025

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FRIO

EXHIBIT "A"

THE SOUTH 18 FEET OF LOT 1, AND ALL OF LOTS 2 & 3 IN BLOCK 35 OF SAID CITY OF PEARSALL ACCORDING TO A PLAT THEREOF RECORDED IN ENVELOPE 14 OF THE MAP AND PLAT RECORDS OF SAID FRIO COUNTY, TEXAS.