

24023

MAY 16 2024

AT 8:10 O'CLOCK A.M.  
 CARLA KERN  
 County Clerk, Mitchell County, Texas  
 By \_\_\_\_\_ Deputy

0000010146926

603 PINE STREET  
 COLORADO CITY, TX 79512

## 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: August 06, 2024

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

Place: 1ST FLOOR LOBBY AT EAST DOORS, MITCHELL COUNTY COURTHOUSE (IF COURTHOUSE IS CLOSED, SALE ON FRONT STEPS) 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 03, 2013 and recorded in Document INSTRUMENT NO. 13-3856 real property records of MITCHELL County, Texas, with RUMALDO MARTINEZ, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUMALDO MARTINEZ, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$50,076.00, 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



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**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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREENK PATRICK ZWIERS OR 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.

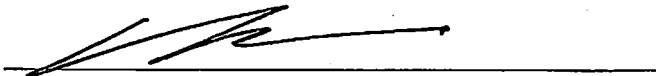


Ryan Bourgeois



**Certificate of Posting**

My name is Terry Browder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 05-16-24 I filed at the office of the MITCHELL County Clerk and caused to be posted at the MITCHELL County courthouse this notice of sale.



Declarants Name: Terry Browder

Date: 05-16-24



603 PINE STREET  
COLORADO CITY, TX 79512

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MITCHELL



BEING ALL OF LOT SIX (6), IN BLOCK SIXTY-FOUR (64), OF THE TOWN OF COLORADO (NOW COLORADO CITY), MITCHELL COUNTY, TEXAS.

