

FILED FOR RECORD

2019 AUG 29 PM 1:11

318 VALLEY FORGE
PLEASANTON, TX 78064

DIANE GONZALES 00000008563777
ATASCOSA COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY De DEPUTY

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: November 05, 2019

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

Place: THE WEST PORCH OF THE ATASCOSA 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 07, 2015 and recorded in Document CLERK'S FILE NO. 165930 real property records of ATASCOSA County, Texas, with ROEL AYALA AND BETSY M EDWARDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROEL AYALA AND BETSY M EDWARDS, securing the payment of the indebtednesses in the original principal amount of \$238,598.00, 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



NTSS00000008563777

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 TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ JOHN MCCARTHY, ZACH MCCARTHY, TOMMY GARZA, JOEL CORONADO, OR TAJ KIRKPATRICK 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.

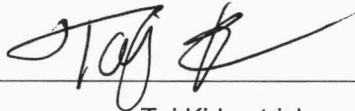


Shawnika Harris

Certificate of Posting

My name is Taj Kirkpatrick, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/29/2019 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.

X



Declarants Name: Taj Kirkpatrick

Date: 08/29/2019

318 VALLEY FORGE
PLEASANTON, TX 78064

0000008563777

0000008563777

ATASCOSA

EXHIBIT "A"

BEING THE SURFACE ESTATE ONLY IN AND TO LOT NINETEEN (19), IN BLOCK THREE (3), WILLIAMSBURG MEADOWS SUBDIVISION, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED ON SHEET 248-A, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY, TEXAS.