

19502 SOMERSET RD
LYTLE, TX 78052

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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: September 01, 2026

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 September 25, 2017 and recorded in Document INSTRUMENT NO. 182553; AS AFFECTED BY INSTRUMENT NO. 242463 real property records of ATASCOSA County, Texas, with MANUEL V 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 MANUEL V MARTINEZ, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$92,836.00, 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 3:53 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

JUL - 9 2026

ATASCOSA COUNTY, TEXAS
BY  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 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.

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Certificate of Posting

My name is Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-9-26 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.

Melodee Garza
Declarants Name: Melodee Garza
Date: 7-9-26

EXHIBIT "A"

BEING 0.510 ACRES OF LAND, MORE OR LESS, OUT OF THE J. B. GOETTLEMAN SURVEY NO. 512, ABSTRACT 309, ATASCOSA COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 260, PAGE 556, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND BEING ONE OF THOSE PROPERTIES DESCRIBED AS .5 ACRES ON THE ORIGINAL MAP OF LYTLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 84, SAID 0.510 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 1, HEB MCDONALD SUBDIVISION, SAME BEING THE POINT OF COMMENCEMENT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME BEARS SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST (CALLED NORTH 89 DEGREES 17 MINUTES 30 SECONDS EAST), A DISTANCE OF 636.97 FEET (CALLED 636.57 FEET);

THENCE ALONG THE NORTHWEST LINES OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 08 MINUTES 41 SECONDS WEST (CALLED SOUTH 00 DEGREES 42 MINUTES 30 SECONDS EAST), A DISTANCE OF 240.00 FEET TO A POINT FOR AN ANGLE CORNER;

NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST (CALLED SOUTH 89 DEGREES 27 MINUTES 37 SECONDS WEST), A DISTANCE OF 301.95 FEET (CALLED 302.70 FEET) TO A POINT FOR AN ANGLE CORNER OF SAID LOT 2, SAME BEING ON THE EAST LINE OF THE RICHARD MASTERS 0.77 ACRES (VOLUME 278, PAGE 572;

THENCE ALONG THE LINE COMMON TO SAID LOT 2 AND SAID MASTERS 0.77 ACRES, SOUTH 02 DEGREES 50 MINUTES 02 SECONDS WEST (CALLED SOUTH 01 DEGREES 50 MINUTES 20 SECONDS WEST), A DISTANCE OF 457.53 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MASTERS 0.77 ACRES;

THENCE ALONG THE SOUTH LINE OF SAID MASTERS 0.77 ACRES, SOUTH 62 DEGREES 42 MINUTES 02 SECONDS WEST (CALLED SOUTH 61 DEGREES 30 MINUTES 23 SECONDS WEST), A DISTANCE OF 30.20 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID MASTERS 0.77 ACRES;

THENCE ALONG THE WEST LINE OF SAID MASTERS 0.77 ACRES, NORTH 31 DEGREES 51 MINUTES 19 SECONDS WEST (CALLED NORTH 30 DEGREES 28 MINUTES 27 SECONDS WEST), A DISTANCE OF 97.30 FEET TO A 1/2 INCH IRON ROD SET FOR THE LOWER NORTHEAST CORNER OF THIS 0.510 ACRES, SAME BEING THE UPPER NORTHEAST CORNER OF THE SAUL H. SANCHEZ TRACT (VOLUME 666, PAGE 404) AND THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON TO THIS 0.510 ACRES AND SAID SANCHEZ TRACT, SOUTH 60 DEGREES 23 MINUTES 38 SECONDS WEST, A DISTANCE OF 410.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE LOWER SOUTHWEST CORNER OF THIS 0.510 ACRES, SAME BEING THE UPPER SOUTHWEST CORNER OF SAID SANCHEZ TRACT AND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOMERSET ROAD;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOMERSET ROAD, NORTH 31 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 52.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE UPPER SOUTHWEST CORNER OF THIS 0.510 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE LUCIANA CUELLAR TRACT (DEED OF RECORD NOT FOUND);

THENCE ALONG THE LINE COMMON TO THIS 0.510 ACRES AND SAID CUELLAR TRACT, NORTH 59 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 409.58 FEET TO A 1/2 INCH IRON ROD SET FOR THE UPPER NORTHEAST CORNER OF THIS 0.510 ACRES, SAME BEING THE LOWER NORTHEAST CORNER OF SAID CUELLAR TRACT AND ON THE SOUTHWEST LINE OF SAID MASTERS 0.77 ACRES;

THENCE ALONG THE LINE COMMON TO THIS 0.510 ACRES AND SAID MASTERS 0.77 ACRES, SOUTH 31 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 56.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.510 ACRES OF LAND, MORE OR LESS.