

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: November 06, 2018

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

Place: THE STEPS AT THE FRONT OF THE MAVERICK 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 August 29, 2008 and recorded in Document CLERK'S FILE NO. 150897; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 181761 & CLERK'S FILE NO. 195000 real property records of MAVERICK County, Texas, with AARON LOPEZ AND ERIKA ESTRADA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AARON LOPEZ AND ERIKA ESTRADA, securing the payment of the indebtednesses in the original principal amount of \$94,460.00, 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

Bertha Cardenas  
CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, BERTHA CARDENAS, OR DORIS S SANCHEZ  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Bertha Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 8/27/18 I filed at the office of the MAVERICK County Clerk and caused to be posted at  
the MAVERICK County courthouse this notice of sale.

Declarants Name: Bertha Cardenas  
Date: 8/27/18

Certificate of Posting

FILED  
AT 2:54 O'CLOCK P.M.  
AUG 27 2018  
SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
Deputy



NOS00000007803646

**EXHIBIT A**

LOT SEVENTEEN (17), BLOCK TWO (2), ROYAL RIDGE SUBDIVISION UNIT 1, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 70, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS



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