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: May 06, 2025

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

Place: FRONT STEPS OF THE NAVARRO 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 March 20, 2023 and recorded in Document INSTRUMENT NO. 2023-002288 real property records of NAVARRO County, Texas, with ADAN CERVANTES SINGLE AND ROSAMARIA RAMIREZ SINGLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADAN CERVANTES SINGLE AND ROSAMARIA RAMIREZ SINGLE, securing the payment of the indebtednesses in the original principal amount of \$270,019.00, 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 FOR RECORD O'CLOCK PM.

MAR 06 2025

SHERRY DOWD, County Clerk NAVARRO COUNTY, TEXAS BY DEPUTY 706 SW 3RD ST KERENS, TX 75144

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY. ASHLEE LUNA. LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, OR RONNIE HUBBARD 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.

Israel Saucedo

Certificate of Posting												
My name is _	Mollie	Mcloshin	,	, and :	my add	lress is	c/o 4004	Belt	Line	Road,	Suite	100,
Addison, Texas	75001-4320.	I declare under	penalty of 1	perjury that	on	3/4	1202	5	_ I f	filed at	the	office
of the NAVARRO	O County Clerk	and caused to be po	sted at the NA	AVARRO Cou	nty cour	thouse thi	is notice of	sale.				
	Telet	SW.		_								•

Declarants Name: Mollie McCleshin

Date: 3/6/2025

706 SW 3RD ST KERENS, TX 75144

00000010388247

NAVARRO

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOTS 5 AND 6, LESS AND EXCEPT 15 FOOT FROM THE EAST LINE OF SAID LOT 6, BLOCK 2, NOBLE ADDITION, AN ADDITION IN THE COUNTY OF NAVARRO, TEXAS, RECORDED IN VOLUME 277, PAGE 450, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.