

603 THOMPSON  
DEVINE, TX 78016

00000010343622

**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: June 03, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA 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 July 25, 2001 and recorded in Document INSTRUMENT NO. 126091; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2013008748 real property records of MEDINA County, Texas, with EFIGENIA V LEWIS, A SINGLE PERSON, grantor(s) and SOUTH TEXAS MORTGAGE CORP. D/B/A INDEPENDENT MORTGAGE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EFIGENIA V LEWIS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$57,545.00, 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



NTSS00000010343622

**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 DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, MARTHA ROSSINGTON, VICKI RODRIGUEZ, BOB FRISCH, WAYNE DAUGHTREY, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, AUCTION.COM, NANCY GOMEZ OR LEO GOMEZ 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 Alexis Martin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 27, 2025 I filed at the office of the MEDINA County Clerk and caused to be posted at the MEDINA County courthouse this notice of sale.

Alexis Martin

Declarants Name: Alexis Martin

Date: March 27, 2025

**EXHIBIT "A"**

0.189 ACRES OUT OF THE D LEWIS SURVEY NO 14, ABSTRACT 656, MEDINA COUNTY, TEXAS BEING THAT 0.187-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 362 AT PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS SURVEYED, AS FOLLOWS:

BEGINNING AT AN 1/2" IRON BAR WITH AN ORANGE SINCLAIR AND ASSOCIATES CAP SET IN THE GROUND IN THE SOUTH RIGHT-OF-WAY LINE OF THOMPSON AVENUE AND THE SOUTH BOUNDARY LINE OF THE CORPORATE LIMITS OF THE CITY OF DEVINE, THE NORTHEAST CORNER OF A 0.187-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 362 AT PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND THE NORTHWEST CORNER OF A 17435-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 224 AT PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THOMPSON AVENUE AND THE WEST RIGHT-OF-WAY LINE OF JARRUSON DRIVE BEARS NORTH 50 FEET AND WEST APPROXIMATELY 35 FEET,

THENCE S 00DEG24'04" E WITH THE EAST BOUNDARY LINE OF SAID 0.187-ACRE TRACT AND A WEST BOUNDARY LINE OF SAID 17435-ACRE TRACT, A DISTANCE OF 124.81 FEET TO AN 1/2" IRON BAR FOUND SET IN THE GROUND, THE SOUTHEAST CORNER OF SAID 0.187-ACRE TRACT AND A REENTRANT CORNER OF SAID 17435-ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT,

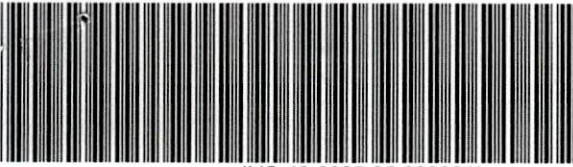
THENCE S 87DEG44'47" W WITH THE SOUTH BOUNDARY LINE OF SAID 0.187-ACRE TRACT AND A NORTH BOUNDARY LINE OF SAID 17435-ACRE TRACT A DISTANCE OF 65.96 FEET TO AN 1/2" IRON BAR FOUND SET IN THE GROUND IN THE EAST BOUNDARY LINE OF A 6865-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 335 AT PAGE 718 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID 0.187-ACRE TRACT AND A NORTHWEST CORNER OF SAID 17435-ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00DEG00'00" W WITH THE WEST BOUNDARY LINE OF SAID 0.187-ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 6865-ACRE TRACT A DISTANCE OF 127.01 FEET TO AN 1/2" IRON BAR WITH AN ORANGE SINCLAIR AND ASSOCIATES CAP SET IN THE GROUND IN THE SOUTH RIGHT-OF-WAY LINE OF THOMPSON AVENUE AND THE SOUTH BOUNDARY LINE OF THE CORPORATE LIMITS OF THE CITY OF DEVINE, THE NORTHWEST CORNER OF SAID 0.187-ACRE TRACT AND THE NORTHEAST CORNER OF SAID 6865-ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE N 89DEG39'30" E WITH THOMPSON AVENUE AND THE SOUTH BOUNDARY LINE OF THE CORPORATE LIMITS OF THE CITY OF DEVINE A DISTANCE OF 65.04 FEET TO THE POINT OF BEGINNING

CONTAINING 0.189 ACRES (8,244 SQUARE FEET) OF LAND, MORE OR LESS





\*VG-42-2025-25-000064\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 25-000064

Foreclosure Posting

Recorded On: March 27, 2025 09:16 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 25-000064  
Receipt Number: 20250327000011  
Recorded Date/Time: March 27, 2025 09:16 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Martin Alexis - TR



STATE OF TEXAS  
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX