

Filed 14th day of March  
in 2023, At 11:21 AM.  
County Clerk, Milam County, Texas  
By Jodi Morgan  
Deputy

2101 SKYLES RD  
ROCKDALE, TX 76567

0000009750258

**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 02, 2023

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

Place: THE EAST ENTRANCE OF THE MILAM 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 29, 2018 and recorded in Document CLERK'S FILE NO. 2018-17819 real property records of MILAM County, Texas, with GABRIEL PIZANA AND WIFE KIMBERLY PIZANA AND JANET STAUB, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL PIZANA AND WIFE KIMBERLY PIZANA AND JANET STAUB, securing the payment of the indebtednesses in the original principal amount of \$187,220.00, 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



2101 SKYLES RD  
ROCKDALE, TX 76567

00000009750258

**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 PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, KRISTOPHER HOLUB, AARTI PATEL, KATHLEEN ADKINS, VIOLET NUNEZ, AUCTION.COM, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

2101 SKYLES RD  
ROCKDALE, TX 76567

0000009750258

0000009750258

MILAM

EXHIBIT "A"

TRACT ONE; BEING THE EAST 20' OF LOT 21, BLOCK D. LINWOOD ACRES SUBDIVISION, SECTION 3, AN ADDITION TO THE CITY OF ROCKDALE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 78-A, PLAT RECORDS OF MILAM COUNTY, TEXAS.

TRACT TWO; BEING LOT 20, BLOCK D. LINWOOD ACRES SUBDIVISION, SECTION 3, AN ADDITION THE THE CITY OF ROCKDALE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 78-A, PLAT RECORDS OF MILAM COUNTY, TEXAS.

TRACT ONE: BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 23, 2000, EXECUTED BY PEGGY M. PERRY, AKA PEGGY MEHAFFEY PERRY, AKA PEGGY J. PERRY AS ATTORNEY-IN-FACT ON BEHALF OF LINWOOD C. MEHAFFEY AND PAULINE G. MEHAFFEY, RECORDED IN VOLUME 823, PAGE 538. OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.

TRACT TWO: BEING THE SAME PROPERTY DESCRIBED IN DEED DATED AUGUST 30, 1996, EXECUTED BY KATHRYNE O'NEAL RODDAM TO CARY GENE PHILLIPS AND WIFE, PAULA LEE PHILLIPS, RECORDED IN VOLUME 733, PAGE 553, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.

AND AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP DATED MAY 24, 2011, EXECUTED BY PAULA PHILLIPS; ROBERT BURNETT; MELISSA MILLER AND MISSY COLDIRON FOR THE BENEFIT OF CARY GENE PHILLIPS, DECEASED, RECORDED IN VOLUME 1152, PAGE 103, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.