

NOTICE OF FORECLOSURE 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.

PROPERTY TO BE SOLD: The property to be sold is described as follows:

BEING A BOUNDARY RETRACEMENT SURVEY OF 0.42 ACRE, MORE OR LESS, OUT OF BLOCK 14 OF THE SHOOK ADDITION, RECORDED IN SLIDE 20A & 21A OF THE UVALDE COUNTY PLAT RECORDS, AND ALSO BEING THAT SAME CERTAIN TRACT DESCRIBED IN CONVEYANCE DOCUMENT TO SERGIO ROSAS, RECORDED IN INSTRUMENT NUMBER 2018003737 OF THE UVALDE COUNTY OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2023018009 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS

commonly known as 218 Shook St, Uvalde, Texas 78801; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2023 Palm Harbor 330SA28543F, Serial Number PHH330TX23-25705A/B together with all parts, accessories, repairs, improvements, and accessions (the "Manufactured Home").

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the deed of trust recorded as document number 2023018011 in the official public records of Uvalde, Texas.

DEED OF TRUST:

Date: March 16, 2023

Grantor / Mortgagor: Julio Martinez and Maria Miramontes Martinez, husband and wife

Original Trustee: The Law office of Robert W. Buchholz, PC.

Beneficiary / Mortgagee:

Name: Triad Manufactured Home Financial Services, Inc.

FILED
This 1st day of Sept A.D. 2023
at 11:40 o'clock A M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By Lillian Flores
Deputy

Mailing Address: 13901 Sutton Park Dr., Suite 300
Jacksonville, FL 32224

Recording information: Official Public Records of Uvalde County Texas
Doc. 2023018011

SUBSTITUTE TRUSTEE(S):

Name: Abstracts/Trustees of Texas, LLC

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Current Beneficiary / Mortgagee, Triad Financial Services, Inc., has appointed the foregoing persons as Substitute Trustee under the deed of trust.

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 6, 2026

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: At the steps of Uvalde County Courthouse or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE: The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Julio Martinez and Maria Miramontes Martinez, husband and wife.

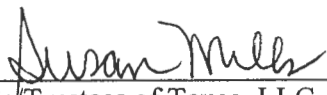
OBLIGATIONS SECURED: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$249,577.00 executed by Julio Martinez, and payable to the order of Triad Manufactured Home Financial Services, Inc.

Triad Financial Services, Inc., who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

DEFAULT AND REQUEST TO ACT. Default has occurred under the deed of trust, and the Mortgagee has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgagee. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 31, 2026.



Abstracts/Trustees of Texas, LLC
Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759