

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

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DEPUTY

23070 TAYLOR STREET
COMMERCE, TX 75428

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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 03, 2022

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

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 May 31, 2007 and recorded in Document VOLUME 1606, PAGE 96; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2012-11540; AS AFFECTED BY CORRECTION INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022-03195 real property records of HUNT County, Texas, with JOHNIE E HAMMOND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNIE E HAMMOND, securing the payment of the indebtednesses in the original principal amount of \$48,111.00, 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



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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, OUT OF THE FELIX G. JERNINGIN SURVEY, A-565, AND BEING ALL OF LOT 12 AND PART OF LOT 11 OF THE W.J. TAYLOR ADDITION NO. 2 AS RECORDED IN VOLUME 173, PAGE 102 OF THE DEED RECORDS OF HUNT COUNTY TEXAS, SAME BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO GEORGE CLAYTON AND RHONDA CLAYTON AS RECORDED IN VOLUME 1390 PAGE 156 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" ON THE WEST LINE OF TAYLOR STREET (40') AND ON THE EAST LINE OF SAID LOT 11, SAME BEING THE SOUTHEAST CORNER OF SAID CLAYTON TRACT, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 251.50 FEET FOR WITNESS;

THENCE SOUTH 89 DEGREES 01 MINUTES 26 SECONDS WEST, 155.77 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" ON THE EAST LINE OF A 10 FOOT ALLEY (UNIMPROVED), AND ON THE WEST LINE OF SAID LOT 11, SAME BEING THE SOUTHEAST CORNER OF SAID CLAYTON TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 67.50 FEET ALONG THE EAST LINE OF SAID ALLEY TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" AT THE NORTHWEST CORNER OF SAID LOT 12, AND AT THE SOUTHWEST CORNER OF LOT 13;

THENCE NORTH 89 DEGREES 01 MINUTES 26 SECONDS EAST, 155.77 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" ON THE WEST LINE OF SAID TAYLOR STREET AT THE NORTHEAST CORNER OF SAID LOT 12, AND AT THE SOUTHEAST CORNER OF LOT 13;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BEARING BASIS) 67.50 FEET ALONG SAID LINE OF TAYLOR STREET TO THE POINT OF BEGINNING, CONTAINING 0.241 ACRES OF LAND.