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FILED FOR RECORD
at 10:40 o'clock A M

OCT 26 2023

2906 MARSHALL STREET
GREENVILLE, TX 75401

BECKY LANDRUM
County Clerk, Hunt County, Tex. 00000009935081
by *Talyn*

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: January 02, 2024
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 June 26, 2020 and recorded in Document CLERK'S FILE NO. 2020-10163 real property records of HUNT County, Texas, with MICHAEL A CAMPBELL, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL A CAMPBELL, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$146,301.00, 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



NTSS:0000009935081

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, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, 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: _____

2906 MARSHALL STREET
GREENVILLE, TX 75401

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HUNT

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF LOT 4, BLOCK 213 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE A.D. DUCK 1916 MAP OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF THE TRACT OF LAND AS DESCRIBED IN A CONSTABLES DEED TO CITY OF GREENVILLE, AS RECORDED IN/UNDER DOCUMENT NO. 2009-10352 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, BEING FURTHER DESCRIBED IN A WARRANTY DEED FROM LARRY JACKSON TO DAN HOLLIS, AS RECORDED IN VOLUME 776, PAGE 683 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SUBJECT TRACT, SAID POINT OF BEGINNING AT THE EXISTING SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO CLAUDIA CRUZ, AS RECORDED IN/UNDER DOCUMENT NO. 2015-15101 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N 00° 22' 57" E ALONG THE WEST LINE OF SUBJECT TRACT AND THE EAST LINE OF SAID CRUZ TRACT, A DISTANCE OF 112.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SUBJECT TRACT,

THENCE S 89° 37' 03" E ALONG THE NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE S 00° 22' 57" W A DISTANCE OF 112.50 FEET 1/2 INCH IRON ROD FOUND FOR A CORNER ON THE NORTH LINE OF MARSHALL STREET;

THENCE N 89° 37' 03" W ALONG THE NORTH LINE OF MARSHALL STREET, A DISTANCE OF 50 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.129 ACRE TRACT OF LAND, MORE OR LESS, AND BEING KNOWN AS NO. 2906 MARSHALL STREET.