

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: April 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 August 21, 2006 and recorded in Document VOLUME 1499, PAGE 610; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 2012-1894 AND CLERK'S FILE NO. 2013-13082 real property records of HUNT County, Texas, with TERRANCE KELSEY AND WIFE, MONICA KELSEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRANCE KELSEY AND WIFE, MONICA KELSEY, securing the payment of the indebtednesses in the original principal amount of \$149,702.00, 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

FILED FOR RECORD
at 10:37 o'clock A M

JAN 25 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



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 Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-25-24 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: Randy Daniel

Date: 1-25-24

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PAREL OF LAND SITUATED IN THE JOHN BRISCOE SURVEY, ABSTRACT NO, 85, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM OKEY H. WILLS TO EDWARD E. MORRIS, ET AL, AS RECORDED IN VOLUME 579, PAGE 251 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER WITHIN COUNTY ROAD NO. 2736 AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM JOHNNIE F. MASON, ET UX, TO MARVIN A. REDMON, JR., ET UX AS RECORDED IN VOL. 361, PG. 224 OF THE R.P.R.H.C.T.;

THENCE N. 02 DEG. 01 MIN. 36 SEC. W, WITH THE EAST LINE OF SAID REDMON TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR WITNESS NEAR A FENCE CORNER POST AT A DISTANCE OF 22.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 342.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER ON THE WEST SIDE OF A FENCE LINE;

THENCE N. 89 DEG. 47 MIN. 19 SEC. E. A DISTANCE OF 308.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "OWENS" FOUND FOR CORNER AT A FENCE CORNER POST;

THENCE S. 01 DEG. 28 MIN. 30 SEC. E. ALONG A FENCE LINE, PASSING A 1/2" IRON ROD WITH CAP STAMPED "OWENS" FOUND AT A FENCE CORNER POST AT A DISTANCE OF 317.08 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 333.70 FEET TO A POINT FOR CORNER WITHIN SAID ROAD AND BEING IN THE SOUTH LINE OF SAID MORRIS TRACT;

THENCE S. 88 DEG. 10 MIN. 27 SEC. W. ALONG SAID ROAD AND WITH THE SOUTH LINE OF SAID MORRIS TRACT, A DISTANCE OF 304.74 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL ACREAGE OF 2.38 ACRES OF WHICH 0.13 ACRES LIES WITHIN THE ROAD RIGHT OF WAY, LEAVING A NET ACREAGE OF 2.25 ACRES, MORE OR LESS.