744 LOVERS LANE HOUSTON, TX 77091 00000009712241

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 04, 2023

Time:

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

Place:

BAYOU CITY EVENT CENTER PAVILION, 9401 KNIGHT RD, HOUSTON TX IN THE DESIGNATED

AREA OUTLINED IN THE COMMISSIONERS COURT ORDER 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 A tail 4, 2001 and recorded in Document CLERK'S FILE NO U979280; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 20110420559, RP 2016 402 & RP-2013 48421 red to the records of HARRIS County, Texas, with TRACY STEPHENS AND MIRDIE MARTIN BOTH SUGLE PERSONS, grantor(s) and SECURE MORTGAGE COMPANY, mortgageer.
- 4. Obligation Secured. Deed of Trust or Contract Lien executed by TRACY STEPHENS AND BIRDIE MARTIN, BOTH SINGLE PERSONS securing the payment of the indebtednesses in the original principal amount of \$54,469.00, and obligations the tine scribe including but not limited to the promissory note and all modifications, renewals and extensions are 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.

Auction or Kesler

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



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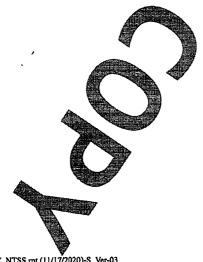
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF SIGNING THIS MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the and all successor EAMAN KELLY MCDANIEL, substitute trustees and appoints in their steed CARL MEYERS, LEB KEMP, TRACI ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM WORSTELL, AARON CRAWFORD, WAYNE WHEAT, JOSHUA SANDERS, CARY CORENBLUM, HANSEN, EVAN SANCHEZ, JEFF FLEMMING, PRESS, AUCTION.COM, M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINE RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, THOMAS REDER whose is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Text 7509 1320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original nustee 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. **Auction or Kesler**

Israel Saucedo

My name is		4092004		my uddress					Road,	Suite	: 100
Addison, Texas 75001-4320. I decl	are under penalty of	erjury	that	#				 I	filed a	t the	offic
of the HARRIS County Clerk and caused	l to be posted at the 🌆	RKUS SQL	inty	ourthouse this	s no	tice (of sale.				
			Y	•							
•		.	7								
Declarants Name:											
_											
Date:											

Certificate de Post



FCTX_NTSS.rpt (11/17/2020)-S Ver-03

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HARRIS

L-18.52

A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF NOT 18, BROCK 52 OF HIGHLAND HEIGHTS ANNEX, SECTION SIX (6), A SUBDIVISION IN HAMS COUNTY, TEXAS, ACCRDING TO THE MAP OR PLAT THEREOF RECORDED AN VOLUME 8, PAGE 24 OF THE HAMS COUNTY MAP RECORDS, SALE AND EXCEPT THAT CERTAIN 935.00 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18,

THENCE NORTH WITH THE WEST LINE OF SAID LOT 18 A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER

THENCE EAST A DISTANCE OF 5.5 FEET TO A POINT FOR CORNER,

THENCE SOUTH A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER,

THENCE WEST A DISTANCE OF 5.5 FEET TO THE HOLL OF GINNING AND CONTAINING 935.00 SQUARE FEET OF LAND,



