

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2023-566
FILED 1/26/2023 10:49:31 AM

744 LOVERS LANE
HOUSTON, TX 77091

0000009712241

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: 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 April 04, 2001 and recorded in Document CLERK'S FILE NO. U979280; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 20110420559, RP-2016-27602 & RP-2017-23421 real property records of HARRIS County, Texas, with TRACY STEPHENS AND BIRDIE MARTIN, BOTH SINGLE PERSONS, grantor(s) and SECURE MORTGAGE COMPANY, mortgagee.

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 therein describe 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.

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 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 _____ trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI EAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM WORSTELL, AARON CRAWFORD, WAYNE WHEAT, JOSHUA SANDERS, CARY CORENBLAUM, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, THOMAS REDER 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.

Il sb

Auction or Kesler

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 _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

COPY

WARNING

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HARRIS

L-18.52

#6

A CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT 18, BLOCK 52 OF HIGHLAND HEIGHTS ANNEX, SECTION SIX (6), A SUBDIVISION IN HAMS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AN VOLUME 8, PAGE 24 OF THE HAMS COUNTY MAP RECORDS, SAVE 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 POINT OF BEGINNING AND CONTAINING 935.00 SQUARE FEET OF LAND,

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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