

**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: December 05, 2023

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

Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 December 13, 2012 and recorded in Document CLERK'S FILE NO. 2012-00008449 real property records of HOWARD County, Texas, with BRANDI SUZANNE SMITH, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDI SUZANNE SMITH, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$83,435.00, 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

POSTED  
FILED at 2:11 P M O'clock 9/29/23  
BRENT ZITTERKOPF, County Clerk, Howard County, Texas  
By  Deputy



123 JONESBORO ROAD  
BIG SPRING, TX 79720

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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 original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, AUCTION.COM, JOHN MCCARTHY OR DAVID CARRILLO 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 HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

123 JONESBORO ROAD  
BIG SPRING, TX 79720

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HOWARD

**EXHIBIT "A"**

BEING A 0.488 ACRE TRACT, MORE OR LESS, OUT OF THE SE/4 OF SECTION THIRTY-TWO (32), BLOCK THIRTY-TWO (32), T-1-N, T. & P. RR CO. SURVEY, HOWARD COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" 1/2" I.R. FOUND IN THE NORTH RIGHT-OF-WAY LINE OF JONESBORO ROAD (60' RIGHT-OF-WAY) OUT OF THE SE/4 OF SECTION 32, BLOCK 32, T-1-N, T. & P. RR CO., SURVEY, HOWARD COUNTY, TEXAS THE SE CORNER OF A 0.488 ACRE TRACT (TRACT 11) AND THE SW CORNER OF THIS TRACT; FROM WHENCE THE SW CORNER OF SAID SECTION 32 BEARS S 15 DEGREES 02' E. 502.5' AND S 74 DEGREES 45' W 3844.8'

THENCE N 15 DEGREES 02' W. ALONG THE EAST LINE OF SAID 0.488 ACRE TRACT (TRACT 11), 212.5' TO A 1/2" I.R. FOUND IN THE SOUTH LINE OF A 20' WIDE ALLEY, THE NE CORNER OF SAID 0.488 ACRE TRACT (TRACT 11) AND THE NW CORNER OF THIS TRACT

THENCE N 74 DEGREES 45' E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 20' WIDE ALLEY, 100.0' TO A 1/2" I.R. FOUND FOR THE NW CORNER OF A 0.488 (TRACT 13) ACRE TRACT AND THE NE CORNER OF THIS TRACT

THENCE S 15 DEGREES 02' E. ALONG THE WEST LINE OF SAID 0.488 ACRE TRACT (TRACT 13), 212.5' TO A 1/2" I.R. FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID JONESBORO ROAD, THE SW CORNER OF SAID 0.488 ACRE TRACT (TRACT 13) AND THE SE CORNER OF THIS TRACT

THENCE S 74 DEGREES 45' W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JONESBORO ROAD, 100.0' TO THE PLACE OF BEGINNING.