

FILED FOR RECORD

2023 DEC -7 PM 1:42

1700 WOODROW STREET
SILSBEE, TX 77656

0000009970005
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *[Signature]*

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: February 06, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN 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 August 20, 1999 and recorded in Document VOLUME 1200, PAGE 407; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2016-69689 real property records of HARDIN County, Texas, with MELISSA RENEE CARROLL. A SINGLE WOMAN, grantor(s) and SOUTHTRUST MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MELISSA RENEE CARROLL. A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$30,368.00, 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



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.

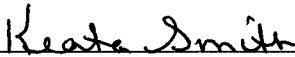
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN, KYLE BARCLAY, OR ANGIE BROOKS 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 Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-7-23 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.



Declarants Name: Keata Smith

Date: 12-7-23

EXHIBIT "A"

BEING A 1.27 ACRE TRACT OF LAND OUT OF A 15 ACRE TRACT AS RECORDED IN VOLUME 89, PAGE 275 DEED OF TRUST RECORDS, AND BEING A PART OF BLOCK 28, HOUSTON OIL CO. ADDITION NO 2, L. D. LESLIE LEAGUE, ABSTRACT NO. 35, HARDIN COUNTY, TEXAS, SAID 1.27 ACRE TRACT BEING MORE FULLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED TO THIS INSTRUMENT AND MADE A PART OF IT BY REFERENCE FOR ALL PURPOSES.

BEING A 1.271 ACRE TRACT OF LAND LYING IN THE L. D. LESLIE LEAGUE, ABSTRACT NO. 35 IN HARDIN COUNTY, TEXAS, BEING THAT SAME 1.27 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO SHARON M. WEISS OF RECORD IN VOLUME 861 ON PAGE 200 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.271 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2" ROD FOUND MARKING THE WEST LINE OF THAT CERTAIN UNOPENED ROADWAY NAMED WARD AVENUE, BEING 24.00' NORTH OF THE SOUTHEAST CORNER OF THAT CERTAIN 15 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 89 ON PAGE 275 OF THE SAID DEED RECORDS, BEING THE NORTHEAST CORNER OF THAT CERTAIN EASEMENT TO THE CITY OF SILSBEE OF RECORD IN VOLUME 651 ON PAGE 578 OF THE SAID DEED RECORDS, THE NORTH LINE OF WOODROW STREET AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°36'41" W WITH THE NORTH LINE OF SAID WOODROW STREET AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 100.25' TO A 1/2" ROD FOUND MARKING THE SOUTHWEST CORNER OF THAT CERTAIN 12.40 ACRE TRACT OF LAND AS DESCRIBED IN BUFORD E. CURTIS OF RECORD IN VOLUME 559 ON PAGE 494 OF THE SAID DEED RECORDS AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°08'52" E WITH THE EAST LINE OF THE SAID 12.40 ACRE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 580.00' TO A 1/2" ROD SET MARKING THE SOUTH LINE OF THAT CERTAIN 15.25 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO MORRIS VAN WINKLE OF RECORD IN VOLUME 619 ON PAGE 270 OF THE SAID DEED RECORDS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 63°51'22" E WITH THE SOUTH LINE OF THE SAID 15.25 ACRE TRACT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 110.00' TO A 5/8" ROD FOUND MARKING THE SOUTHEAST CORNER OF THE SAID 15.25 ACRE TRACT, THE WEST LINE OF THE SAID WARD AVENUE AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°00'00" W (BEARING BASIS AS PER 861/200) WITH THE WEST LINE OF SAID WARD AVENUE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 532.21' TO THE POINT AND PLACE OF BEGINNING, CONTAINING IN AREA, 1.271 ACRES OF LAND, MORE OR LESS.