

830 ONEAL ST GREENVILLE, TX 75401 00000008785891

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: September 07, 2021

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 September 23, 2005 and recorded in Document VOLUME 1368, PAGE 203 real property records of HUNT County, Texas, with VICKU CUPIT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

- 4. **Obligations Secured**. Deed of Trust or Contract Lien executed by VICKU CUPIT, securing the payment of the indebtednesses in the original principal amount of \$56,119.00, 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

NTSS00000008785891

Page 1 of 3

00000008785891

830 ONEAL ST GREENVILLE, TX 75401

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, ROBERT LAMONT, 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.

Il So

Israel Saucedo

Certificate of Posting

My name is,	and	my	address	is	c/o	4004 Belt	Line	Road	, Sui	te 100
Addison, Texas 75001-4320. I declare under penalty of perjury							1	filed	at the	offic
of the HUNT County Clerk and caused to be posted at the HUNT County	y cour	thous	e this not	ice c	of sal	e.				
Declarate Name.										
Declarants Name:										
Date:										

830 ONEAL ST GREENVILLE, TX 75401

00000008785891

00000008785891

HUNT

EXHIBIT "A"

LOTS 49 AND 50, SUNNY SIDE ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 4TH OF AUGUST, 1923 AND RECORDED ON THE 4TH OF AUGUST, 1923 IN HUNT COUNTY, TEXAS.