

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

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DEPUTY 

7739 COUNTY ROAD 2582
ROYSE CITY, TX 75189

00000009379447

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 05, 2022

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 June 14, 2016 and recorded in Document CLERK'S FILE NO. 2016-7843 real property records of HUNT County, Texas, with ZAYDAL L FLORES AND KYNDRIA K GUEVARA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZAYDAL L FLORES AND KYNDRIA K GUEVARA, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, 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



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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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, 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.



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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HUNT

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM MASON SURVEY, ABSTRACT NO. 650, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 24 OF HIGH HILL ACRES, AN ADDITION TO HUNT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 512 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM RONALD D. SMITH, ET UX, TO RICHARD E. LAMBERSON, ET UX, AS RECORDED IN VOLUME 331, PAGE 133 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (DISTURBED) FOR CORNER AT THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD NO. 2582 WITH THE SOUTHWEST LINE OF COUNTY ROAD NO. 2580, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE CITED SUBJECT TRACT;

THENCE SOUTH 44 DEGREES 33 MINUTES 50 SECONDS EAST WITH THE SOUTHWEST LINE OF COUNTY ROAD NO. 2580 A DISTANCE OF 144.01 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN CONCRETE AT THE EAST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED FROM MICHAEL T. MCCORD TO MICHAEL T. MCCORD, ET AL, AS RECORDED IN DOCUMENT NO. 2012-2504 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 36 MINUTES 16 SECONDS WEST ALONG A FENCE AND WITH THE SOUTHEAST LINE OF SAID SUBJECT TRACT AND THE NORTHWEST LINE OF SAID MCCORD TRACT A DISTANCE OF 198.28 FEET TO A FENCE CORNER POST FOUND FOR CORNER IN THE NORTHEAST LINE OF LOT 23 AT THE SOUTH CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE WEST CORNER OF SAID MCCORD TRACT;

THENCE NORTH 44 DEGREES 19 MINUTES 14 SECONDS WEST WITH THE SOUTHWEST LINE OF SAID SUBJECT TRACT AND THE NORTHEAST LINE OF LOT 23 A DISTANCE OF 277.06 FEET TO A 1/2 INCH IRON ROD FOUND (DISTURBED) FOR CORNER IN THE SOUTH LINE OF COUNTY ROAD NO. 2582 AT THE WEST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF LOT 23;

THENCE NORTH 79 DEGREES 34 MINUTES 19 SECONDS EAST WITH THE SOUTH LINE OF COUNTY ROAD NO. 2582 A DISTANCE OF 238.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES OF LAND