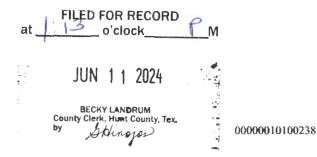
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4003 FM 3211 CADDO MILLS, TX 75135

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:

July 02, 2024

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 July 25, 2017 and recorded in Document INSTRUMENT NO. 2017-09994 real property records of HUNT County, Texas, with SHELBY C STEINIGER AND LORI M STEINIGER, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by SHELBY C STEINIGER AND LORI M STEINIGER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$224,852.00, 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 AUTIIORIZED 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, **DARLA** BOETTCHER, **PATRICK** ZWIERS, DANA KAMIN, LISA BRUNO, **ANGIE** USELTON, WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM. DAVID RAY. ASHLEE LUNA, 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.

|--|

Ryan Bourgeois

Certificate of Posi	ting
My name is Addison, Texas 75001-4320. I declare under penalty of perjury tha	my address is c/c 4004 Belt Line Road, Suite 100,
of the HUNT County Clerk and caused to be posted at the HUNT County county	
Declarants Name:	
Date: 6-1-24	

4003 FM 3211 CADDO MILLS, TX 75135

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HUNT

EXHIBIT "A"

BEING TRACT 7 FOX PRAIRIE PHASE II, AN ADDITION TO HUNT COUNTY TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1871, NOW KNOWN AS CABINET F; SLIDE 134, PLAT RECORDS, HUNT COUNTY, TEXAS.