

6379 COUNTY ROAD 1410
BOGATA, TX 75417

00000010077592

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: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER 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 November 09, 2018 and recorded in Document VOLUME 0751, PAGE 048 real property records of RED RIVER County, Texas, with BUD KEITH DOUGLAS A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BUD KEITH DOUGLAS A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$147,283.00, 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

FILED FOR RECORD
10:25 o'clock A M. on

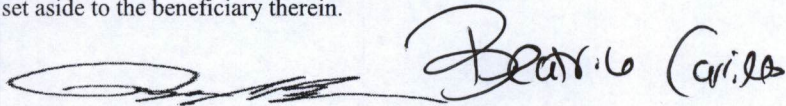
JUN 10 2024

Charidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX



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, PATRICK ZWIERS, DARLA BOETTER, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, JAMI GRADY, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, SUE SPASIC, ZORAN W. SPASIC, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE 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.



Ryan Bourgeois

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

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE G E. MATTINGLY SURVEY, ABSTRACT NO. 1476, RED RIVER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND, CALLED TRACT I, AND BEING ALL OF THAT CERTAIN TRACT OF LAND, CALLED TRACT II, AND BEING ALL OF THAT CERTAIN TRACT OF LAND, CALLED TRACT III, AND BEING ALL OF THAT CERTAIN TRACT OF LAND, CALLED TRACT IV, ALL CONVEYED FROM H E HAWKINS TO ERIC ALLEN ET UX, BY WARRANTY DEED, AS RECORDED IN VOLUME 589, PAGE 300, OFFICIAL PUBLIC RECORDS, RED RIVER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON ROD SET MARKED (CBG INC) AT THE NORTHWEST CORNER OF SAID TRACT I, AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KOREN ALLEN, BY DEED RECORDED IN VOLUME 667, PAGE 639, OFFICIAL PUBLIC RECORDS, RED RIVER COUNTY, TEXAS, SAID POINT LYING ON THE SOUTH SIDE OF COUNTY ROAD NO. 1410;

THENCE, SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT I, AND THE SOUTH SIDE OF SAID COUNTY ROAD NO. 1410, PASSING THE NORTHEAST CORNER OF SAID TRACT I, AND THE NORTHWEST CORNER OF SAID TRACT III, AND CONTINUING THE SAME COURSE ALONG THE NORTH LINE OF SAID TRACT III, AND THE SOUTH SIDE OF SAID COUNTY ROAD NO. 1410 IN ALL A TOTAL DISTANCE OF 238.62 FEET TO A 1/2 INCH IRON ROD SET MARKED (CBG INC) AT THE NORTHEAST CORNER OF SAID TRACT III, AND THE NORTHWEST CORNER OF A 1 ACRE TRACT OF LAND, CALLED FIRST TRACT, CONVEYED TO RUBY PIRTLE, BY DEED RECORDED IN VOLUME 213, PAGE 596, DEED RECORDS, RED RIVER COUNTY, TEXAS, FROM SAID POINT, A 1/2 INCH IRON ROD FOUND MARKED (1599), BEARS SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 308.01 FEET, AND A 1/2 INCH IRON ROD FOUND MARKED (1599), BEARS SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 464.11 FEET,

THENCE, SOUTH, ALONG THE EAST LINE OF SAID TRACT III, AND THE WEST LINE OF SAID 1 ACRE TRACT, PASSING THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT, AND THE NORTHWEST CORNER OF A 4.14 ACRE TRACT OF LAND, CALLED SECOND TRACT, CONVEYED TO RUBY PIRTLE, BY DEED RECORDED IN VOLUME 213, PAGE 596, DEED RECORDS, RED RIVER COUNTY, TEXAS, AND CONTINUING THE SAME COURSE ALONG THE EAST LINE OF SAID TRACT III, AND THE WEST LINE OF SAID 4.14 ACRE TRACT, PASSING THE SOUTHEAST CORNER OF SAID TRACT III, AND THE NORTHEAST CORNER OF SAID TRACT IV, AND CONTINUING THE SAME COURSE ALONG THE EAST LINE OF SAID TRACT IV, AND THE WEST LINE OF SAID 4.14 ACRE TRACT IN ALL A TOTAL DISTANCE OF 556.96 FEET TO A POINT FOR CORNER IN A CHAIN LINK FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID TRACT IV, AND THE SOUTHWEST CORNER OF SAID 4.14 ACRE TRACT, SAID POINT LYING IN THE NORTH LINE OF THE REMAINDER OF A 20.781 ACRE TRACT OF LAND, CALLED TRACT ONE, CONVEYED TO STEVEN HAWKINS, BY DEED RECORDED IN VOLUME 612, PAGE 287, OFFICIAL PUBLIC RECORDS, RED RIVER, COUNTY, TEXAS, FROM SAID POINT, A 5/8 INCH IRON ROD FOUND, BEARS NORTH 87 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF 366.87 FEET,

THENCE, SOUTH 87 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT IV, AND THE NORTH LINE OF THE REMAINDER OF SAID 20.781 ACRE TRACT, PASSING THE SOUTHWEST CORNER OF SAID TRACT IV, AND THE SOUTHEAST CORNER OF SAID TRACT II, AND CONTINUING THE SAME COURSE ALONG THE SOUTH LINE OF SAID TRACT II, AND THE NORTH LINE OF THE REMAINDER OF SAID 20.781 ACRE TRACT IN ALL A TOTAL DISTANCE OF 238.87 FEET TO A 1/2 INCH IRON ROD SET MARKED (CBG INC) AT THE SOUTHWEST CORNER OF SAID TRACT II, AND THE SOUTHEAST CORNER OF SAID ALLEN TRACT, FROM SAID POINT, A 5/8 INCH IRON ROD FOUND, BEARS SOUTH 87 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 131.66 FEET,

THENCE, NORTH, (REFERENCE BEARING), ALONG THE WEST LINE OF SAID TRACT II, AND THE EAST LINE OF SAID ALLEN TRACT, PASSING THE NORTHWEST CORNER OF SAID TRACT II, AND THE SOUTHWEST CORNER OF SAID TRACT I, AND CONTINUING THE SAME COURSE ALONG THE WEST LINE OF SAID TRACT I, AND THE EAST LINE OF SAID ALLEN TRACT IN ALL A TOTAL DISTANCE OF 571.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 134,625 SQUARE FEET OR 3.09 ACRES OF LAND, MORE OR LESS.