



410 N AVENUE A
GRANDFALLS, TX 79742

00000009600867

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: December 06, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FIRST FLOOR LOBBY AT THE WEST FRONT DOOR OF THE WARD 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 March 27, 2020 and recorded in Document CLERK'S FILE NO. 2020-1655 real property records of WARD County, Texas, with ANGELA BRANDENBURG AND DENNIS LANGLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANGELA BRANDENBURG AND DENNIS LANGLEY, securing the payment of the indebtednesses in the original principal amount of \$165,251.00, 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 SHELLEY NAIL, ZANE NAIL, DONNA TROUT, CASSIE MARTIN, JONATHAN SCHENDEL RAMIRO CUEVAS OR AUCTION.COM 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 sb

Israel Saucedo

Certificate of Posting

My name is *Shelley Nail*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *9-15-22* I filed at the office of the WARD County Clerk and caused to be posted at the WARD County courthouse this notice of sale.

Shelley Nail

Declarants Name: *Shelley Nail*

Date: *9-15-22*

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WARD

EXHIBIT "A"

BEING THE NORTH 11' OF LOT ONE HUNDRED FIFTY-FOUR (154), AND ALL OF LOT ONE HUNDRED FIFTY-EIGHT (158), AND ALL OF LOT ONE HUNDRED SIXTY-TWO (162), BLOCK SIX (6), ORIGINAL TOWNSITE OF THE CITY OF GRANDFALLS, WARD COUNTY, TEXAS.

FILED FOR RECORD IN:
Ward County
On: 9/15/2022 9:24:55 AM
Doc Number: 2022 - 16
Number of Pages: 3
Amount: 3.00
Order#: 20220915000001
By: BC



Denise Valles
Denise Valles, County Clerk

FILED
SEP 15 2022

DENISE VALLES
CLERK COUNTY CLERK WARD CO., TEXAS
Clerk: *B. Valles* Deputy