

121 CARSON AVENUE
DUMAS, TX 79029

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2023.045

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 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FIRST FLOOR IN CENTER AREA OF THE HALL OF THE MOORE 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 July 17, 2009 and recorded in Document CLERK'S FILE NO. 0170810; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 0206793 real property records of MOORE County, Texas, with JIM CODY PHILLEY AND STEFFANIE L PHILLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MESRS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JIM CODY PHILLEY AND STEFFANIE L PHILLEY, securing the payment of the indebtednesses in the original principal amount of \$93,180.00, 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

2023.045

BRENDA MONANNA
COUNTY CLERK

13 -
Susan Bowers

2023 OCT 12 PM 1:55

MOORE COUNTY TEXAS
BY *Jess Henry*
DEPUTY



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.

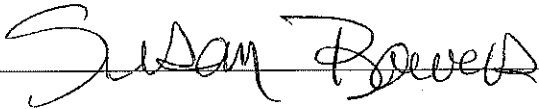
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNON HECK, RONNIE HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN, PATRICK ZWIERS, AUCTION.COOM, SUSAN BOWERS, JONATHAN BOWERS, GLANDEEN SHENK, JOSE A. BAZALDUA OR ANTONIO BAZALDUA 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 Susan Bowers, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-12-2023 I filed at the office of the MOORE County Clerk and caused to be posted at the MOORE County courthouse this notice of sale.



Declarants Name: _____

Date: 10-12-2023

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MOORE

EXHIBIT "A"

THE SOUTH TEN FEET (10') OF LOT FOUR (4) AND ALL LOT FIVE (5), BLOCK SEVEN (7), BURNETT ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 1, SLEEVE A-16 MOORE COUNTY PLAT RECORDS,