

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 June 06 2023
Time The sale will begin at 10 00 AM or not later than three hours after that time
Place THE NORTH FRONT DOOR OF THE HOWARD 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 April 24 2020 and recorded in Document CLERKS FILE NO 2020 00003923 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERKS FILE NO 2022 00001887 real property records of HOWARD County Texas with COLE D PRATT A MARRIED PERSON JOINED BY SPOUSE RAVEN PRATT grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by COLE D PRATT A MARRIED PERSON JOINED BY SPOUSE RAVEN PRATT securing the payment of the indebtednesses in the original principal amount of \$147,290 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 MIDIRST 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

POSTED

FILED at 11 01 A M O'clock 4/10/23
BRENT MITTERKOPF, County Clerk, Howard County, Texas
By *[Signature]* Deputy



4063 VICKY ST
BIG SPRING TX 79720

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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 SHELLY NAIL DONNA TROUT CASSIE MARTIN ZANE NAIL CHARLES GREEN KRISTOPHER HOLUB RAMIRO CUEVAS PATRICK ZWIERS AUCTION COM JOHN MCCARTHY OR DAVID 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.



Israel Saucedo--*DAVID Carrillo*

Certificate of Posting

My name is *David Carrillo*, and my address is c/o 4004 Belt Line Road Suite 100 Addison Texas 75001 4320 I declare under penalty of perjury that on *4/18/2021* I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale

Declarants Name *David Carrillo*

Date *4-18-2021*

4063 VICKY ST
BIG SPRING TX 79720

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HOWARD



BEING ALL OF LOT NO THIRTY TWO (32) IN BLOCK NO ONE (1) COLONIAL HILLS ADDITION TO THE CITY OF BIG SPRING HOWARD COUNTY TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 30/B PLAT RECORDS OF HOWARD COUNTY TEXAS