

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 02, 2025

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 November 30, 2023 and recorded in Document DOCUMENT NUMBER 2025-00005238 real property records of HOWARD County, Texas, with AXEL D STRENGTH, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AXEL D STRENGTH, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$186,558.00, 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

POSTED at 3:16 PM O'clock 9-25-25
JURY PADRON, County Clerk, Howard County, Texas
By Steve Jack 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 SHELLEY 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.

Is 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 5-25-25 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: Shelley Nail

Date: 5-25-25

EXHIBIT "A"

TRACT 1:

BEING A 0.157 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SW/4 OF THE NW/4 OF SECTION 26, BLOCK 33, T-1-N, T & P. RR. COMPANY SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.R. WITH CAP SET IN THE WEST LINE OF A 0.30 ACRE TRACT (VOLUME 940, PAGE 585) FOR THE SE CORNER OF A 0.183 ACRE TRACT (TRACT 2) AND FOR THE NE CORNER OF THIS TRACT; FROM WHENCE THE NE CORNER OF THE SW/4 OF THE NW/4 OF SECTION 26, BLOCK 33, T-1-N, T & P. RR. COMPANY SURVEY, HOWARD COUNTY, TEXAS BEARS N. 74° 38' E. 400.0' AND N. 15° 09' W 327.4';

THENCE S. 15° 09' E. ALONG THE WEST LINE OF SAID 0.30 ACRE TRACT 60.0' TO THE NORTH RIGHT-OF-WAY LINE OF NORTH WASSON (25' RIGHT-OF-WAY) TO AN "X" FOUND IN CONCRETE FOR THE SE CORNER OF THIS TRACT;

THENCE S. 74° 38' W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH WASSON 113.8' TO A 1/2" I.R. WITH CAP SET IN THE EAST LINE OF A 9.74 ACRE TRACT (VOLUME 1193, PAGE 565) FOR THE SW CORNER OF THIS TRACT;

THENCE N. 15° 09' W. ALONG THE EAST LINE OF SAID 9.74 ACRE TRACT 60.0' TO A 1/2" I.R. WITH CAP SET FOR THE SW CORNER OF SAID TRACT 2 AND FOR THE NW CORNER OF THIS TRACT;

THENCE N. 74° 38' E. ALONG THE SOUTH LINE OF SAID TRACT 2, 113.8' TO THE PLACE OF BEGINNING. CONTAINING 0.157 OF AN ACRE OF LAND, MORE OR LESS.

TRACT 2

BEING A 0.183 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SW/4 OF THE NW/4 OF SECTION 26, BLOCK 33, T-1-N, T. & P. RR. COMPANY SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.R. WITH CAP SET IN THE WEST LINE OF A 0.30 ACRE TRACT (VOLUME 940, PAGE 585) FOR THE NE CORNER OF A 0.157 ACRE TRACT (TRACT 1) AND FOR THE SE CORNER OF THIS TRACT; FROM WHENCE THE NE CORNER OF THE SW/4 OF THE NW/4 OF SECTION 26, BLOCK 33, T-1-N, T. & P. RR. COMPANY SURVEY, HOWARD COUNTY, TEXAS BEARS N. 74° 38' E. 400.0' AND N. 15° 09' W. 327.4

THENCE S. 74° 38' W. ALONG THE NORTH LINE OF SAID TRACT 1, 113.8' TO A 1/2" I.R. WITH CAP SET IN THE EAST LINE OF A 9.74 ACRE TRACT FOR THE NW CORNER OF SAID TRACT 1 AND FOR THE SW CORNER OF THIS TRACT;

THENCE N. 15° 09' W. ALONG THE EAST LINE OF SAID 9.74 ACRE TRACT 70.0' TO A 1/2" I.R. WITH CAP SET FOR THE NW CORNER OF THIS TRACT;

THENCE N. 74° 38' E. 113.8' TO A 1/2" I.R. WITH CAP SET FOR THE NW CORNER OF SAID 0.30 ACRE TRACT AND FOR THE NE CORNER OF THIS TRACT;

THENCE S. 15° 09' E. ALONG THE WEST LINE OF SAID 0.30 ACRE TRACT 70.0' TO THE PLACE OF BEGINNING.

CONTAINING 0.183 OF AN ACRE OF LAND, MORE OR LESS.