

OCT 03 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP432 VZ COUNTY ROAD 2706
MABANK, TX 75147

00000010254266

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 03, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 18, 2019 and recorded in Document INSTRUMENT NO. 2019-003366; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO(S) 2022-006866, 2022-012764 & 2023-007871 real property records of VAN ZANDT County, Texas, with CALTON R PRITCHETT, 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 CALTON R PRITCHETT, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$240,562.00, 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING 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

Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/3/24 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle

Date: 10/3/24

EXHIBIT "A"

BEING A 11.13 ACRE, LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. CHERINO SURVEY, ABSTRACT NO. 131, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 11.146 ACRE TRACT OF LAND CONVEYED TO RICHARD MOSBRUCKER, BY QUIT CLAIM DEED AS RECORDED IN DOCUMENT NO. 2019-000016, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, AND ALSO BEING KNOWN AS LOT 102, LOT 103, AND LOT 104, HYDE-A-WAY VALLEY AN UNRECORDED SUBDIVISION IN VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 11.146 ACRE TRACT, THE SOUTH BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO JOHN BLACK, RECORDED IN VOLUME 1317, PAGE 215, AND BEING AT THE PROJECTED CENTERLINE OF COUNTY ROAD NO. 2705;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE NORTH BOUNDARY LINE OF SAID 11.146 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF SAID BLACK TRACT, A DISTANCE OF 647.54 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER FOR THE NORTHEAST CORNER OF SAID 11.146 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID BLACK TRACT;

THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST, WITH THE EAST BOUNDARY LINE OF SAID 11.146 ACRE TRACT AND GENERALLY ALONG A FENCE, A DISTANCE OF 750.65 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID 11.146 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO THEDA LOUISE BALDWIN JONES, RECORDED IN VOLUME 1599, PAGE 585;

THENCE SOUTH 89 DEGREES 55 MINUTES 12 SECONDS WEST, WITH THE SOUTH BOUNDARY LINE OF SAID 11.146 ACRE TRACT, GENERALLY ALONG A FENCE, AND WITH THE NORTH BOUNDARY LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 643.25 FEET TO A POINT FOR CORNER IN COUNTY ROAD NO. 2705, BEING AT THE SOUTHWEST CORNER OF SAID 11.146 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID 4.0 ACRE TRACT, FROM SAID POINT, A 3/8 INCH IRON ROD FOUND FOR REFERENCE BEARS, NORTH 89 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 23.21 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, GENERALLY ALONG THE CENTERLINE OF COUNTY ROAD NO. 2705 AND WITH THE WEST BOUNDARY LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 751.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.13 ACRES OF LAND.