

901E PRAIRIE AVE
EAGLE LAKE, TX 77434-2024

FILED FOR RECORD
COLORADO COUNTY TX

2022 JUN 30 AM 10:25

KIMBERLY MENKE
COUNTY CLERK DK

00000009431768

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: September 06, 2022

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

Place: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING 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 14, 2015 and recorded in Document VOLUME 787, PAGE 279; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 839, PAGE 374; AS AFFECTED BY VOLUME 997, PAGE 878 real property records of COLORADO County, Texas, with CHRISTINE BOURG AND PAUL M BOURG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEM INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTINE BOURG AND PAUL M BOURG, securing the payment of the indebtednesses in the original principal amount of \$48,112.00, 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.

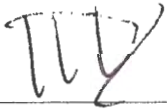
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN RANDLE, EBBIE MURPHY, AARTI PATEL, KRISTOPHER HOLUB, PATRICK ZWIERS, JULIAN PERRINE, KATHERINE ADKINS, AMY OIAN, AUCTION.COM, REBECCA BOLTON OR AMY JURASEK 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 Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/30/22 I filed at the office of the COLORADO County Clerk and caused to be posted at the COLORADO County courthouse this notice of sale.



Declarants Name: Megan L. Randle

Date: 06/30/22

EXHIBIT "A"

BEING KNOWN AND DESCRIBED AS THE NORTH OR NORTHWEST ONE-HALF OF LOTS NOS. 1 AND 2, BLOCK NUMBER 4, J. C. SEMPRESZ ADDITION, CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 25, PAGE 536, DEED RECORDS OF COLORADO COUNTY, TEXAS; BEING THE SAME TRACT DESCRIBED IN A DEED DATED NOVEMBER 6, 1971, EXECUTED BY DAVID HENGST ET UX TO CELIA CARRANZA, RECORDED IN VOLUME 304, PAGE 46, DEED RECORDS OF COLORADO COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS EXHIBIT "A" CONSISTING OF PAGE(S) ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

DESCRIPTION OF A 7041 SQUARE FOOT (0.1616 ACRE) TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 4 OF THE J. C. SEMPRESZ ADDITION AS RECORDED IN VOL. 25, PAGE 536 OF THE COLORADO COUNTY DEED RECORDS, COLORADO COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A 5/8" IRON ROD SET AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF MILAM STREET AND THE SOUTHWESTERLY RIGHT OF WAY OF EAST PRAIRIE STREET SAID BEING THE MOST NORTH CORNER OF SAID LOT 1, BLOCK 4, J. C. SEMPRESZ ADDITION,

THENCE, S 57° 28' E, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF EAST PRAIRIE STREET, A DISTANCE OF 76.64 FEET TO A 5/8" IRON ROD SET FOR THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, S 44° 24' 38" W, CROSSING SAID LOTS 1 AND 2, A DISTANCE OF 101.77 FEET TO A 5/8" IRON ROD SET IN THE SOUTHWESTERLY LINE OF LOT 2 FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 45° 35' 21" W, ALONG THE SOUTHWESTERLY LINE OF LOT 2 AND AN UNIMPROVED STREET, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD SET IN THE SOUTHEASTERLY RIGHT OF WAY OF MILAM STREET FOR THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 44° 24' 40" E, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF MILAM STREET, A DISTANCE OF 85.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1616 ACRE.