

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2022-0006 <b>RECORDED DATE:</b> 02/11/2022 09:56:11 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 932936 - 2 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Lede	
<b>RETURN TO:</b> () TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH HOT SPRINGS NATIONAL PARK, AR 71901	<b>SUBMITTED BY:</b> TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH HOT SPRINGS NATIONAL PARK, AR 71901	
<p>DOCUMENT # : FC-2022-0006          RECORDED DATE: 02/11/2022 09:56:11 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>  <b>Limestone County Clerk</b> </div> </div>		

# PLEASE DO NOT DETACH

## THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

401 N QUINCY  
KOSSE, TX 76653

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**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: May 03, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE 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 October 02, 1987 and recorded in Document VOLUME 781, PAGE 759; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20161127 real property records of LIMESTONE County, Texas, with TERRY MCIVER AND PHYLLIS MCIVER, grantor(s) and CITIZENS NATIONAL BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY MCIVER AND PHYLLIS MCIVER, securing the payment of the indebtednesses in the original principal amount of \$56,674.00, 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



401 N QUINCY  
KOSSE, TX 76653

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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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, BEATRIZ SANCHEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

401 N QUINCY  
KOSSE, TX 76653

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LIMESTONE



BEING 0.71 OF AN ACRE OF LAND IN THE SOUTHEAST PORTION OF THE CITY OF KOSSE, LIMESTONE COUNTY, TEXAS, OUT OF THE R. FLIPPEN SURVEY, AND A PART OF A 25 ACRES TRACT DESCRIBED IN DEED OF RECORD IN VOL. U, PAGE 528 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD FOUND AT FENCE CORNER FOR THE SOUTHWEST CORNER OF A 24 ACRE TRACT CONVEYED TO DALE FUNDERBURK AS DESCRIBED IN VOL. 596, PAGE 570, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, BEING A POINT IN THE WEST LINE OF THE GEORGE GENTRY SURVEY;

THENCE S. 60° W. 441.7 FEET ALONG AN OLD WIRE FENCE TO CORNER IN THE NORTHEAST LINE OF QUINCEY STREET;

THENCE N. 30 DEGREES W. 78 FEET ALONG THE N. E. LINE OF QUINCEY STREET TO AN IRON PIN AT HACKBERRY TREE FOR THE S.W. CORNER OF THE H. SMITH TRACT;

THENCE N. 62 °05' E. 442 FEET ALONG A WIRE FENCE LINE TO A LARGE CORNER POST FOR THE N.E. CORNER OF THIS, A POINT IN THE WEST LINE OF THE FUNDERBURK 24 ACRE TRACT;

THENCE S. 30° E. 62 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.71 OF AN ACRE OF LAND.