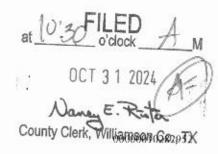
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712 CLEARWATER TRAIL ROUND ROCK, TX 78664

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: 2

January 07, 2025

Time:

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

Place:

THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY

JUSTICE CENTER 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 March 23. 2009 and recorded in Document INSTRUMENT NO. 2009021140 real property records of WILLIAMSON County, Texas, with DAVID ENGLAND AND WIFE, MICHELLE ENGLAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID ENGLAND AND WIFE, MICHELLE ENGLAND, securing the payment of the indebtednesses in the original principal amount of \$117,335.00, 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.
- 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



FCTX_NTSS rpt (11/17/2020)-S Vor-03

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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 mortgage or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID ACKEL, TRAVIS KADDATZ, COLFTTF MAYERS, THOMAS GIJ BRAITH, C. JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, JOHN W, LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR TOBEY LATHAM, 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.

Il so

Israel Saucedo

Certificate of Posting

My name is	, and	my	address	is c/o	4004	Belt	Line	Road.	Suite	1(1
Addison, Texas 75001-4320. I declare und	der penalty of perjury that	t on					1	filed a	t the	offic
of the WILLIAMSON County Clerk and caused	to be posted at the WH.LIAN	ASON	County e	ourthou	se this	notice	of sal	c.		
Declarants Name:										
Decidaditis (valie,										
Date:										

00000010282952

WILLIAMSON



LOT 46. BLOCK A, THE SETTLEMENT-SECTION ONE, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET F, SLIDES 78-79, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.