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FILED
at 12:42 o'clock A.M.

JUL 10 2025

Nancy E. Ruter
County Clerk, Williamson Co., TX
00000010510535

102 W MESQUITE ST UNIT B
GRANGER, TX 76530

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 02, 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 February 03, 2023 and recorded in Document INSTRUMENT NO. 2023009403 real property records of WILLIAMSON County, Texas, with REBEKAH HUNTLY, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REBEKAH HUNTLY, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$172,812.00, 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



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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 DAVID ACKEL, TRAVIS KADDATZ, COLETTE MAYERS, THOMAS GILBRAITH, 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 sb

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 WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE GEORGE S STRAITON SURVEY, ABSTRACT NO 571, SITUATED IN WILLAMSON COUNTY, TEXAS WITHIN THE CORPORATE CITY LIMITS OF GRANGER, TEXAS, FURTHER DESCRIBED AS THE "NORTH 54 FEET OF LOT 9, BLOCK 5" OF THE WALTON'S ADDITION TO THE CITY OF GRANGER, A RECORDED SUBDIVISION, PLAT OF WHICH IS RECORDED IN CABINET "A", SLIDE 185, PLAT RECORDS OF WILLAMSON COUNTY, SAME BEING DESCRIBED AS A "0.074 ACRE" TRACT CONVEYED IN A WARRANTY DEED FROM ROCHELLE SMITH TO ROBERT DAVID FILLA, ET UX LISA FILLA DATED 04-07-1998 AND RECORDED IN DOCUMENT NO 98018894 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY (ORWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO 4249, ON MARCH 25, 2019 AND BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9 AT THE INTERSECTION WITH THE SOUTH TERMINUS OF A 20-FOOT WIDE ALLEY (PER PLAT) WITH THE WEST LINE OF ANOTHER 20-FOOT ALLEY (PER PLAT), SAME BEING THE NORTHEAST CORNER OF SAID "0.074 ACRE" TRACT, FOUND A 1/2" IRON ROD AT SAME CORNER,

THENCE SOUTH $04^{\circ} 39' 13''$ WEST WITH THE EAST LINE OF SAID LOT 9, SAME BEING THE EAST LINE OF SAID "0.074 ACRE" TRACT AND THE WEST LINE OF SAID 20-FOOT WIDE ALLEY, A DISTANCE OF 54.10 FEET TO A FOUND IRON PIN EMBEDDED IN THE WEST SIDE TRUNK OF A 14" PECAN TREE AT THE SOUTHEAST CORNER OF SAID "0.074 ACRE" TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO VINCE BATLA DATED 11-8-1991 OF RECORD IN VOLUME 2077, PAGE 854, ORWC, A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID "LOT 9, BLOCK 5" IN THE NORTH LINE OF WEST MESQUITE STREET BEARS SOUTH $04^{\circ} 29' 15''$ WEST A DISTANCE OF 86.05 FEET,

THENCE NORTH $85^{\circ} 20' 34''$ WEST WITH THE SOUTH LINE OF SAID "NORTH 54 FEET OF LOT 9, BLOCK 5" AND SOUTH LINE OF SAID "0.074 ACRE", SAME BEING THE NORTH LINE OF "BATLA" TRACT, A DISTANCE OF 59.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID "0.074 ACRES" AND THE NORTHWEST CORNER OF "BAILA" TRACT IN THE COMMON LINE OF SAID "LOT 5" AND "LOT 6", ALSO OF BLOCK 9, SAME BEING CONVEYED TO TONY GONZALES, ET UX DATED 2-28-2014 AND RECORDED IN DOCUMENT NO 2014014145 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY,

THENCE NORTH $04^{\circ} 31' 57''$ EAST WITH THE COMMON LINE OF SAID "LOT 5" AND "LOT 6", SAME BEING THE WEST LINE OF SAID "0.74 ACRE", A DISTANCE OF 53.91 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAME IN THE SOUTH LINE OF AFOREMENTIONED 20-FOOT WIDE ALLEY,

THENCE SOUTH $85^{\circ} 31' 26''$ EAST WITH THE NORTH LINE OF SAID "LOT 5" AND SOUTH LINE OF 20-FOOT WIDE ALLEY A DISTANCE OF 60.09 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 0.074 ACRES OF LAND