

2024-123
FILED FOR RECORD
AT 3:01 O'CLOCK P M.
DEC 16 2024

1444 OAKLAWN DR
CORSICANA, TX 75110

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS 00000010182079
BY Rachel Dwyer DEPUTY

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: March 04, 2025

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

Place: FRONT STEPS OF THE NAVARRO 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 March 29, 2023 and recorded in Document CLERK'S FILE NO. 2023-002649 real property records of NAVARRO County, Texas, with BRENDA LEIGH KELLER AND PETER KELLER, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRENDA LEIGH KELLER AND PETER KELLER, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$302,309.00, 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, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, ASHLEE LUNA, LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, OR RONNIE HUBBARD 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.

Is Sb

Israel Saucedo

Certificate of Posting

My name is Mollie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-16-24 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Mollie McCoslin
Declarants Name: Mollie McCoslin
Date: 12-16-24

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. ORTEZ SURVEY, ABSTRACT NO. 624, IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF LOT 1 & 2, BLOCK 1001-E, POST OAK ADDITION, AN ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE THEREOF PLAT RECORDED IN VOLUME 442, PAGE 315, PLAT RECORDS, NAVARRO COUNTY, TEXAS, (P.R.N.C.T.) AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO CLAUDIA IZAGUIRRE AND HUSBAND, ROLANDO IZAGUIRRE, RECORDED UNDER DOCUMENT NO. 00001447, DEED RECORDS, NAVARRO COUNTY, TEXAS (D.R.N.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER IN THE NORTHWEST LINE OF OAKLAWN DRIVE, AT THE SOUTH CORNER OF THAT PORTION OF LOT 2 DESCRIBED IN DEED TO JOHN BLITZ AND WIFE, SUSAN BLITZ, RECORDED IN VOLUME 1540, PAGE 454 (D.R.N.C.T.) AND THE EAST CORNER OF SAID IZAGUIRRE TRACT; THENCE SOUTH 58 DEGREES 42 MINUTES 24 SECONDS WEST, WITH THE SAID NORTHWEST LINE OF OAKLAWN DRIVE, A DISTANCE OF 125.87 FEET TO A 1/2 INCH IRON ROD FOUND AT THAT PORTION OF LOT F DESCRIBED IN DEED TO EMILY TAGLE AND SPOUSE, MANUEL TAGLE, III, RECORDED UNDER DOCUMENT NO. 00007274 (D.R.N.C.T.); THENCE NORTH 31 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 165.12 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RONNIE D. MORGAN, RECORDED IN VOLUME 1437, PAGE 608 (D.R.N.C.T.), AT THE NORTH CORNER OF SAID TAGLE TRACT;

THENCE NORTH 58 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GEORGE R. WARD, JR., RECORDED IN VOLUME 1633, PAGE 309 (D.R.N.C.T.), AT THE WEST CORNER OF BLITZ TRACT; THENCE SOUTH 31 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20,694 SQUARE FOOT OR 0.48 OF AN ACRE OF LAND.