

LOT 22 MARISOL DRIVE
SANDIA, TX 78383

00000008255986

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: June 04, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT PORCH OF THE LIVE OAK 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 April 29, 1999 and recorded in Document VOLUME 368, PAGE 87; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 266, PAGE 585 real property records of LIVE OAK County, Texas, with LEDIA S FORSYTH-BIANCHI AND MICHAEL BIANCHI, grantor(s) and FIRST CCOMMUNITY BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEDIA S FORSYTH-BIANCHI AND MICHAEL BIANCHI, securing the payment of the indebtednesses in the original principal amount of \$62,934.00, 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

FILED April 4th A.D. 2019
LIVE OAK COUNTY, TEXAS
BY DA VASQUEZ, CLERK, COUNTY COURT
[Signature] DEPUTY
AT 12:23 O'CLOCK Am



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 SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ 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.



Shawnika Harris

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

Declarants Name: _____

Date: _____

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LIVE OAK

EXHIBIT "A"

LOT 22 OF THE LAGO VISTA SUBDIVISION SECTION 1 AS SHOWN BY A PLAT THEREOF IN VOLUME 3, PAGE 36 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS.