

710 NORTH LEE STREET
VALLEY VIEW, TX 76272

0000009378159

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: April 05, 2022

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OUTSIDE THE COOKE 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 January 18, 2008 and recorded in Document VOLUME 1549, PAGE 774; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00042894 real property records of COOKE County, Texas, with MICHAEL A BRIDGES AND SHAUNE BRIDGES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL A BRIDGES AND SHAUNE BRIDGES, securing the payment of the indebtednesses in the original principal amount of \$94,293.00, 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 FOR RECORD

22 JAN 27 AM 11:51

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY



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.

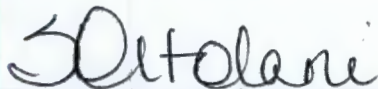
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, TERRY WATERS, SHELLEY ORTOLANI, MARY MANCUSO, FRANCESCA ORTOLANI OR MICHELE HREHA 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 Shelley Ortolani, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-27-2022 I filed at the office of the COOKE County Clerk and caused to be posted at the COOKE County courthouse this notice of sale.



Declarants Name: Shelley Ortolani

Date: 1.27.2022

EXHIBIT "A"

SITUATED IN THE STATE OF TEXAS, COUNTY OF COOKE AND CITY OF VALLEY VIEW, BEING PART OF THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 170 AND BEING THE RESURVEY OF A TRACT AS RECORDED IN VOLUME 1510, PAGE 545 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID PREMISES, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1307 (AKA LEE STREET);

THENCE DEPARTING SAID ROAD AND WITH THE NORTH LINE OF SAID PREMISES, SOUTH 81 DEGREES 22' 30" EAST, 150.00 FEET TO AN "X" SET ON A BRICK WALL MARKING THE NORTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID PREMISES AND SAID WALL, SOUTH 13 DEGREES 30' 00" WEST, 100.00 FEET TO AN "X" SET ON A BRICK WALL MARKING THE SOUTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE SOUTH LINE OF SAID PREMISES AND SAID WALL, NORTH 81 DEGREES 22' 30" WEST, 150.00 FEET TO AN "X" SET ON A WALL MARKING THE SOUTHWEST CORNER OF SAID PREMISES, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID ROAD;

THENCE WITH THE WEST LINE OF SAID PREMISES AND SAID ROAD, NORTH 13 DEGREES 30' 00" EAST, 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14,945 SQUARE FEET OF LAND.