

516 #11 PICKARD PLACE  
ALBANY, TX 76430

01/27/22

**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 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE SHACKELFORD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

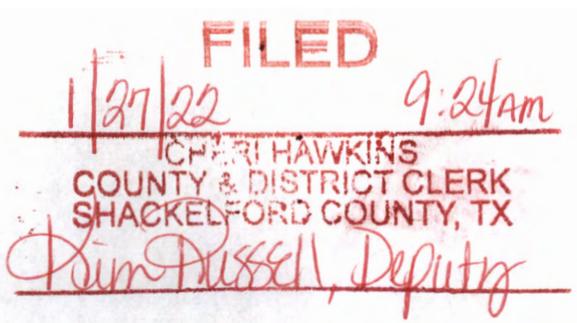
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 1996 and recorded in Document VOLUME 447, PAGE 789; AS AFFECTED BY RECASTING AGREEMENT VOLUME 0508, PAGE 0719 & LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20190686 real property records in SHACKELFORD County, Texas, with ANTHONY G DAVIS AND KIMBERLY J DAVIS, grantor(s) and BANKERS FINANCIAL GROUP, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY G DAVIS AND KIMBERLY J DAVIS securing the payment of the indebtednesses in the original principal amount of \$36,094.00, and obligations therein secured, 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



516 #11 PICKARD PLACE  
ALBANY, TX 76430

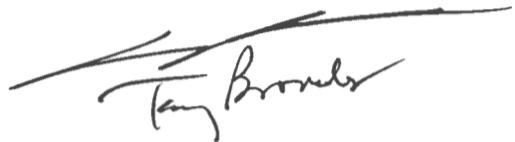
00000009379520

**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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JANEL OSBORNE, KEVIN KEY, JAY JACOBS, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS of AUCTION.COM 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 forth in the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and empower the Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



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

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

516 #11 PICKARD PLACE  
ALBANY, TX 76430

0000009379520

0000009379520

SHACKELFORD

**EXHIBIT "A"**

THE SURFACE ONLY OF LOT NO. 11, OF THE M & M DEVELOPMENT/SUBDIVISION OF SECTION NO. 20, BLOCK 11, T & P  
RR COMPANY LANDS IN SHACKELFORD COUNTY, TEXAS.