

321 WEST GROGAN STREET
HAMILTON, TX 76531

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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: January 06, 2026

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

Place: THE WEST CENTER STEPS OF THE HAMILTON 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 June 15, 2015 and recorded in Document INSTRUMENT NO. 20150956; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO'S. 20221537 & 20231467 real property records of HAMILTON County, Texas, with BRENT BANKSTON AND VICTORIA BANKSTON WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRENT BANKSTON AND VICTORIA BANKSTON WIFE, securing the payment of the indebtednesses in the original principal amount of \$88,369.00, 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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 Eibura Odega Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on November 13, 2025 I filed at the office of the HAMILTON County Clerk and caused to be posted at the HAMILTON County courthouse this notice of sale.



Declarant's Name: Eibura Odega Smith

Date: 11.13.2025

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HAMILTON

EXHIBIT "A"

THE STATE OF TEXAS

HAMILTON COUNTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HAMILTON COUNTY, TEXAS BEING A PART OF LOT 4, BLOCK 10 OF THE HOWARD ADDITION TO THE CITY OF HAMILTON INCLUDING A PART OF AN 84 FOOT STRIP OUT OF THE WILLIAM MCCONNEL SURVEY AND BEING ALL OF THAT TRACT DESCRIBED IN DEED TO SAM R. BREEDEN AND WIFE PATRICIA A. BREEDEN PER VOL. 400, PAGE 131 HAMILTON COUNTY DEED RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A STEEL PIN SET (ALL 3/8" STEEL PINS WITH CAPS) AT THE NORTH LINE INTERSECTION OF WEST GROGAN STREET AND THE EAST LINE OF SOUTH STIDHAM STREET, THE SWC OF THIS;

THENCE S71-40-11E ALONG GROGAN STREET, AT 75.00 FEET A 3/8" STEEL PIN WITH CAP SET, THE SEC OF THIS;

THENCE N18-22-30E ALONG CLYDE BUSTER'S WEST LINE PER VOL. 313, PAGE 557, AT 134.00 FEET A 4" STEEL PIPE FOUND, THE NEC OF THIS;

THENCE N70-54-21W ALONG TOM WADDLE' FENCE PER VOL. 332, PAGE 562 SAID DEED RECORDS, AT 75.12 FEET A STEEL PIPE FOR A CORNER POST, THE NWC OF THIS;

THENCE S18-19-49W ALONG STIDHAM STREET, AT 134.00 FEET (DEED CALL 134.0') THE POINT OF BEGINNING AND CONTAINING 0.230 ACRES OF LAND.

SURVEYED 19 MAY 2015

RODMAN BRANDON BUFPE

FOR; PATRICIA BREEDEN

FILED and RECORDED

Instrument Number: 20251811 B: RP V: 665 P: 317

Filing and Recording Date: 11/13/2025 08:29:35 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.