

1920 SOUTH WALNUT STREET  
BRADY, TX 76825

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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: March 03, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 August 27, 2007 and recorded in Document CLERK'S FILE NO. 031276; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 395, PAGE 750 AND VOLUME 420, PAGE 312 real property records of MCCULLOCH County, Texas, with JAMES SOLOMON AND LINDA SOLOMON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES SOLOMON AND LINDA SOLOMON, securing the payment of the indebtednesses in the original principal amount of \$25,029.00, 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



POSTED

DEC 30 2019

Christine A. Jones  
McCulloch County Clerk

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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 LINDA REPPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, PATRICK ZWIERS, JACK BURNS II, OR PAMELA THOMAS 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 Saucedo*

Israel Saucedo

Certificate of Posting

My name is Linda Reppert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 30, 2019 filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

Linda Reppert

Declarants Name: LINDA REPERT

Date: December 30 2019

POSTED

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Christine A. Jones  
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MCCULLOCH

**EXHIBIT "A"**

BEING ALL OF LOT NO 28, BLOCK NO. 2, STANBURN ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 350, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND SAID LOT NO. 28 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT NO. 28 AND THE SOUTHEAST CORNER OF LOT NO. 27 OF SAID BLOCK NO. 2 AND ALSO BEING IN THE WEST LINE OF SOUTH WALNUT STREET;

THENCE WITH THE EAST LINE OF SAID LOT NO. 28 AND THE WEST LINE OF SAID SOUTH WALNUT STREET, SOUTH 75.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT NO. 28 AND THE NORTHEAST CORNER OF LOT NO. 29, BLOCK NO. 2;

THENCE WITH THE SOUTH LINE OF SAID LOT NO. 28 AND NORTH LINE OF SAID LOT NO. 29, WEST 103.86 FEET TO A 4" X 4" FENCE CORNER FOUND OCCUPYING THE SOUTHWEST CORNER OF SAID LOT NO. 28, NORTHWEST CORNER OF SAID LOT NO. 29, NORTHEAST CORNER OF LOT NO. 12, BLOCK NO. 2 AND THE SOUTHEAST CORNER OF LOT NO. 11, BLOCK NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT NO. 28 AND THE EAST LINE OF SAID LOT NO. 11, NORTH 02° 51' 18" EAST 75.09 FEET TO A 4" X 4" FENCE CORNER FOUND OCCUPYING THE NORTHWEST CORNER OF SAID LOT NO. 28, NORTHEAST CORNER OF SAID LOT NO. 11, SOUTHEAST CORNER OF LOT NO. 10, BLOCK NO. 2 AND SOUTHWEST CORNER OF SAID LOT NO. 27;

THENCE WITH THE NORTH LINE OF SAID LOT NO. 28 AND SOUTH LINE OF SAID LOT NO. 27, EAST 100.12 FEET TO THE PLACE OF BEGINNING.

**POSTED**

DEC 30 2019

Christine A. Jones  
McCulloch County Clerk