

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: October 06, 2020

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

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

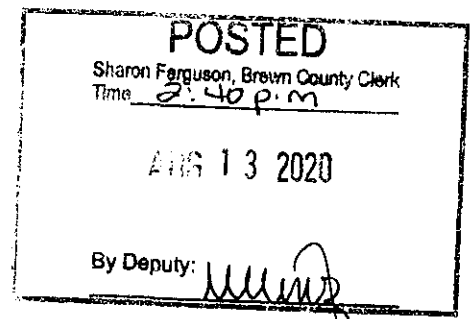
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2007 and recorded in Document VOLUME 1666, PAGE 366 real property records of BROWN County, Texas, with WANDA DREW AND DAVID DREW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WANDA DREW AND DAVID DREW, securing the payment of the indebtednesses in the original principal amount of \$23,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



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.

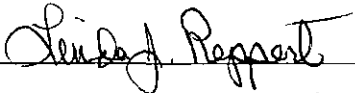
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 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 Linda J. 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 August 13, 2020 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.



Declarants Name: Linda J. Reppert

Date: August 13, 2020

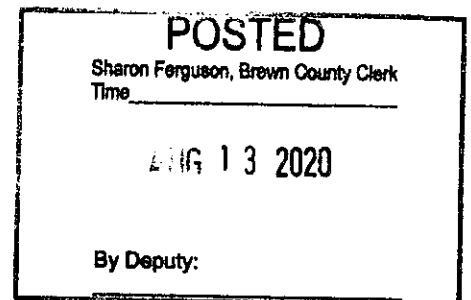


EXHIBIT "A"

ALL OF THAT CERTAIN 2.88 ACRE TRACT, LOT, OR PARCEL OF LAND BEING OUT OF THE WM. VISER SURVEY NO. 21, ABSTRACT NO. 932, AND THE JOSEPH HAGELIN SURVEY ABSTRACT NO. 415, BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING THE SAME LAND AS CONVEYED BY DEED TO ROBERT J. KISSINGER BY DEED DATED SEPTEMBER 3, 1983, BEING OF RECORD IN VOLUME 818, PAGE 303, DEED RECORDS OF BROWN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET BY A FENCE CORNER POST IN THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO. 183, BEING THE OCCUPIED SOUTH WEST CORNER OF SAID KISSINGER TRACT, FOR THE SOUTH WEST CORNER OF THIS;

THENCE N. 45-00 W. WITH THE OCCUPIED FENCE LINE BEING THE OCCUPIED NORTHWESTERLY LINE OF SAID KISSINGER TRACT, 609.4 FEET TO AN IRON ROD SET BY A FENCE CORNER POST BEING THE OCCUPIED NORTH WEST CORNER OF SAID KISSINGER TRACT, FOR THE NORTH WEST CORNER OF THIS;

THENCE N. 25-24 E. WITH THE OCCUPIED NORTHWESTERLY LINE OF SAID KISSINGER TRACT, 293.5 FEET TO AN IRON ROD SET BY A FENCE LINE, BEING THE OCCUPIED NORTHERLY CORNER OF SAID KISSINGER TRACT, FOR THE NORTH CORNER OF THIS;

THENCE S. 44-53 E. WITH THE OCCUPIED FENCE LINE 305.7 FEET TO AN IRON ROD SET BY A FENCE CORNER POST BEING THE NEC OF A 1 ACRE TRACT AS DESCRIBED IN VOLUME 492, PAGE 577, OF THE DEED RECORDS OF SAID COUNTY, BEING KNOWN AS THE MOORE TRACT, FOR THE EAST CORNER OF THIS;

THENCE S. 24-49 W. WITH THE NORTHWESTERLY LINE OF SAID MOORE TRACT, 145.0 FEET TO AN IRON ROD SET BY A FENCE CORNER POST BEING THE NWC OF SAID MOORE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S. 44-02 E. WITH THE WESTERLY LINE OF SAID MOORE TRACT, 292.1 FEET TO AN IRON ROD SET BEING THE SWC OF SAID MOORE TRACT, FOR THE SOUTHERLY SOUTH EAST CORNER OF THIS;

THENCE S. 20-58 W. WITH THE OCCUPIED NORTHWESTERLY LINE OF SAID U.S. HIGHWAY NO. 183, 147.9 FEET TO THE PLACE OF BEGINNING AND CALCULATED TO CONTAIN 2.88 ACRES OF LAND IN AREA.