

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: May 03, 2022

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.

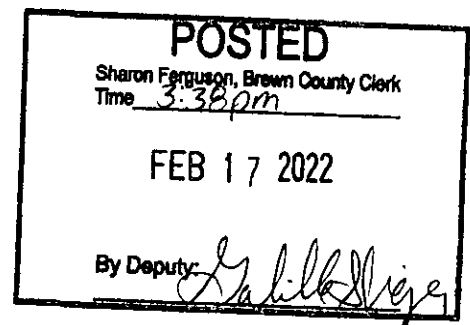
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 20, 2008 and recorded in Document VOLUME 1698, PAGE 644 real property records of BROWN County, Texas, with RYAN ADAM PENA AND LERIN DYAB PENA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RYAN ADAM PENA AND LERIN DYAB PENA, securing the payment of the indebtednesses in the original principal amount of \$79,373.00, 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



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. REPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ OR 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 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

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 February 17, 2022 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: February 17, 2022

POSTED
Sharon Ferguson, Brown County Clerk
Time 3:39 PM
FEB 17 2022
By Deputy: Sharon Ferguson

1407 OAKLAND DRIVE
BROWNWOOD, TX 76801

00000009413683

00000009413683

BROWN

EXHIBIT "A"

FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 9, & THE NORTHEAST 30' OF LOT 8, BLOCK 14, WOODLAND ADDITION, SECOND FILING, TO THE CITY OF BROWNWOOD, ACCORDING THE PLAT OF RECORD RECORDED IN VOLUME 1, PAGE 169, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM ERNEST GOBER AND WIFE TO YVONNE COOK AND DAPHNE NELSON AS RECORDED IN VOLUME 1074, PAGE 670, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 1407 OAKLAND DRIVE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE FOUND IN THE GROUND IN THE NORTHWEST LINE OF OAKLAND DRIVE, SAID STAKE MARKING THE EAST CORNER OF SAID LOT 9;

THENCE S 43° 00' 00" W 90.22' (BASIS OF BEARING-PLAT CALL) ALONG SAID NORTHWEST LINE TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MASKING THE SOUTH CORNER OF THIS TRACT AND BEARING S 43° 00' 00" W 30' FROM THE SOUTH CORNER OF SAID LOT 9;

THENCE N 46°15' 27" W 123.38' ALONG A FENCE LINE AND THE PROJECTION THEREOF TO A FENCE CORNER POST IN THE SOUTHEAST LINE OF AN ALLEY, SAID FENCE CORNER MARKING THE WEST CORNER OF THIS TRACT AND BEARING S 43° 00' 00" W 30' FROM THE WEST CORNER OF SAID LOT 9;

THENCE N 43° 14' 33" E 90.20' ALONG SAID SOUTHEAST LINE AND A FENCE LINE TO A FENCE CORNER POST, SAID FENCE CORNER MARKING THE NORTH CORNER OF SAID LOT 9 AND THIS TRACT;

THENCE S 46° 15' 50" E 123.00' ALONG A FENCE LINE AND THE PROJECTION THEREOF TO THE PLACE OF BEGINNING.

