

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MCCULLOCH County
 Deed of Trust Dated: April 11, 2018
 Amount: \$135,499.00
 Grantor(s): DSHAUN R JOHNSON and LINDSAY D JOHNSON
 Original Mortgagee: 1ST ALLIANCE LENDING, LLC
 Current Mortgagee: THE MONEY SOURCE INC.
 Mortgage Address: THE MONEY SOURCE INC., 785-795 S 52ND ST., TEMPE, AZ 85281
 Recording Information: Document No. 49276
 Legal Description: SEE EXHIBIT 'A'

Date of Sale: March 3, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MCCULLOCH County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LINDA J. REPPERT OR JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, HOWARD WHITNEY, PATRICK ZWIERS, KRISTOPHER HOLUB, JACK BURNS II OR PAMELA THOMAS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


 Anthony Alonzo Garcia, ATTORNEY AT LAW
 HUGHES, WATERS & ASKANASE, L.L.P.
 1201 Louisiana, Suite 2800
 Houston, Texas 77002
 Reference: 2019-008201


 c/o Auction.com, LLC
 1 Manichy
 Irvine, California 92618

POSTED

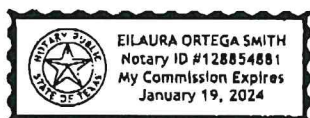
JAN 30 2020

Christine A. Jones
 McCulloch County Clerk

STATE OF TEXAS

COUNTY OF ~~MCCULLOCH~~ ^{Brown}

Before me, the undersigned authority, on this 30th day of January,
personally appeared Linda Reppert, known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.



Eilaura Ortega Smith
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008201

POSTED

JAN 30 2020

Christine A. Jones
McCulloch County Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Texas, County of McCulloch, described as follows:

Being 0.172 acres of land, more or less, all of Lot No. 18, Block No. 2 of the Stanburn Addition to the City of Brady, McCulloch County, Texas as shown on plat recorded in Volume 27, Page 345 of the Deed Records of McCulloch County, Texas and being all of that certain tract described in Volume 287, Page 644 of the Official Public Records of McCulloch County, Texas; Said 0.172 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in May 2017:

Beginning at a 1/2 inch iron rod set at the intersection of the South line of West 17th Street and the West line of South Walnut Street for the Northeast corner of said Lot No. 18 and Northeast corner hereof, and from which a bent 3/8 inch iron pipe found bears North 89° 31' 38" East a distance of 270.82 feet;

Thence South 00° 27' 10" West a distance of 75.00 feet along the East line of said Lot No. 18 and the West line of said South Walnut Street to a 1/2 inch iron rod set for the Northeast corner of Lot No. 19, Block No. 2 of said Stanburn Addition, the Southeast corner of said Lot No. 18 and the Southeast corner hereof and from which a 1/2 inch iron rod found with cap marked "SKG Engineers" bears South 00° 27' 10" West a distance of 375.00 feet;

Thence South 89° 31' 38" West a distance of 100.00 feet along the North line of said Lot No. 19 and the South line of said Lot No. 18 to a calculated point for the Northwest corner of said Lot No. 19, the Northeast corner of Lot No. 2, Block No. 2 of said Stanburn Addition, the Southeast corner of Lot No. 1, Block No. 2 of said Stanburn Addition, the Southwest corner of said Lot No. 18 and the Southwest corner hereof, and from which a 2.5 inch pipe post found bears South 57° 59' 03" West a distance of 1.60 feet;

Thence North 00° 27' 10" East a distance of 75.00 feet along the East line of said Lot No. 18 and the West line of said Lot No. 1 to a calculated point in the South line of said West 17th Street for the Northeast corner of said Lot No. 1, the Northwest corner of said Lot No. 18 and the Northwest corner hereof, and from which a leaning 1/2 inch iron rod found bears South 28° 21' 21" West a distance of 2.55 feet and a 1/2 inch iron rod set bears South 57° 31' 01" West a distance of 1.60 feet;

Thence North 89° 31' 38" East a distance of 100.00 feet along the North line of said Lot No. 18 and the South line of said West 17th Street to the point of beginning, containing 0.172 acres of land, more or less.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

NOTE: The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

APN: 00000-03149-00000-000000

POSTED

JAN 30 2020

C. Jerrold A. Jones
McCulloch County Clerk