

4407 EDGEWOOD DRIVE
BROWNWOOD, TX 76801

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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: April 07, 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.

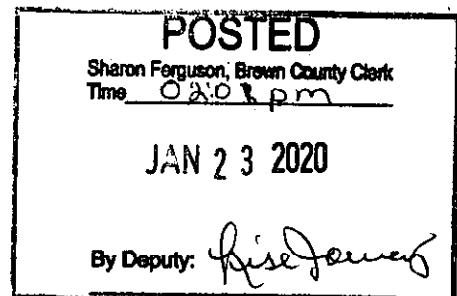
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2007 and recorded in Document VOLUME 1653, PAGE 242; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 117, PAGE 902 real property records of BROWN County, Texas, with CHARLES BREWER AND STEPHANIE A BREWER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES BREWER AND STEPHANIE A BREWER, securing the payment of the indebtedness in the original principal amount of \$56,751.00, 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. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS 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.

Ie se

*Linda J. Reppert
Substitute Trustee*

Israel Saucedo

Certificate of Posting

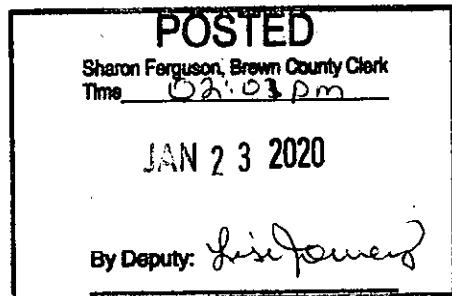
My name is Linda J. Reppert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on January 23, 2020 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Linda J. Reppert

Declarant's Name: Linda J. Reppert

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Date: January 23, 2020



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BROWN

EXHIBIT "A"

FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 4, BLOCK 5, OF THE WESTRIDGE ADDITION, SECTION 2C TO THE CITY OF BROWNWOOD, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 4, PAGE 99, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM C O THRONEBERRY, ET UX TO KIRK A WOOLERY, ET UX, AS RECORDED IN VOLUME 1249, PAGE 557, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 4407 EDGEWOOD DRIVE AND BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON STAKE FOUND IN THE GROUND IN THE NORTH LINE OF EDGEWOOD DRIVE, SAID STAKE MARKING THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE S 84 DEGREES 00' 00" W 75 11' (BASIS OF BEARING - PLAT CALL) ALONG SAID NORTH LINE TO A 1/2" IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE N 02 DEGREES 03' 14" W 105 42' ALONG A FENCE LINE AND THE PROJECTION THEREOF TO AN IRON PIPE FENCE CORNER FOUND IN THE GROUND IN THE SOUTH LINE OF A 20 ALLEY, SAID FENCE CORNER MARKING THE NORTHWEST CORNER OF SAID LOT 4

THENCE N 81 DEGREES 51' 14" E 75 32' ALONG SAID SOUTH LINE TO A 1/2" IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE NORTHEAST CORNER OF SAID LOT 4;

THENCE S 02 DEGREES 04' 24" E 108 25' ALONG A FENCE LINE AND THE PROJECTION THEREOF TO THE PLACE OF BEGINNING

