

475 WOODY HOLLOW ROAD
LULING, TX 78648

00000009276346

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 05, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 July 26, 2007 and recorded in Document VOLUME 503, PAGE 714 real property records of CALDWELL County, Texas, with BRIANA BOLAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRIANA BOLAN, securing the payment of the indebtednesses in the original principal amount of \$81,717.00, 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

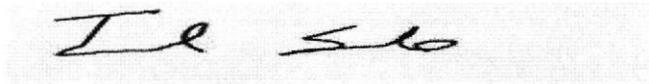
Filed this 24th day of February 2022
2:21 PM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Shelby Kennedy Deputy
Shelby Kennedy



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 AMY ORTIZ, AARTI PATEL, BEATRIZ SANCHEZ, DYLAN RUIZ, VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, THOMAS GILBRAITH, C JACON SPENCE, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR BRETT ADAMS 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the CALDWELL County Clerk and caused to be posted at the CALDWELL County courthouse this notice of sale.

Declarants Name: _____

Date: _____



EXHIBIT "A"

A DESCRIPTION OF A 1.00 ACRE TRACT SITUATED IN THE ADOLPHIN FLOYD SURVEY, ABSTRACT NUMBER 102, CALDWELL COUNTY, TEXAS, BEING THE SAME CALLED 1.00 ACRE TRACT CONVEYED TO EDWARD BLAKE LEWIS IN VOLUME 414, PAGE 582, THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WOOD HOLLOW ROAD (R.O.W. VARIES), FOR THE SOUTHWEST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO JUAN ANTONIO PAREDES IN VOLUME 375, PAGE 146, THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE WEST CORNER OF A CALLED 1.151 ACRE TRACT CONVEYED TO ESTELLE CAMPBELL IN VOLUME 312, PAGE 510, THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID 1.151 ACRE TRACT, SOUTH 38 DEG. 58' 12" EAST, A DISTANCE OF 298.52 FEET, (CALLED SOUTH 38 DEG. 58' 12" EAST, 298.27 FEET), BEING THE BEARING BASIS HEREIN, TO A ½ INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 183 (80' R.O.W.), FOR THE SOUTH CORNER OF SAID 1.151 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 183, SOUTH 02 DEG. 31' 48" WEST, A DISTANCE OF 164.64 FEET, (CALLED SOUTH 02 DEG. 26' 00" WEST, 165.23), TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 1.24 ACRE TRACT CONVEYED TO J.D. HARDEMAN IN VOLUME 59, PAGE 369, THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF SAID 1.24 ACRE TRACT, SOUTH 88 DEG. 07' 25" WEST, A DISTANCE OF 166.57 FEET, (CALLED SOUTH 88 DEG. 16' 07" WEST, 166.87 FEET), TO A ½ INCH IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE OF WOOD HOLLOW ROAD, FOR THE NORTHWEST CORNER OF SAID 1.24 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF WOODY HOLLOW ROAD, NORTH 02 DEG. 01' 00" WEST, A DISTANCE OF 145.06 FEET, (CALLED NORTH 01 DEG. 57' 45" WEST, 145.02 FEET), TO A ½ INCH IRON ROD FOUND FOR A POINT ANGLE IN A CALLED 1.96 ACRE TRACT CONVEYED TO BLAKE LEWIS IN VOLUME 392, PAGE 231, THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND FOR A POINT FOR ANGLE IN THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.96 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES:

1) NORTH 55 DEG. 42' 56" EAST, A DISTANCE OF 110.13 FEET, (CALLED NORTH 55 DEG. 38' 59" EAST, 110.21 FEET), TO A ½ INCH IRON ROD FOUND,

2) NORTH 01 DEG. 57' 22" WEST, A DISTANCE OF 31.62 FEET, (CALLED NORTH 01 DEG. 57' 45" WEST, 31.44 FEET), TO A ½ INCH IRON ROD FOUND,

3) NORTH 83 DEG. 47' 20" WEST, A DISTANCE OF 94.03 FEET, (CALLED NORTH 83 DEG. 44' 09" WEST, 94.03 FEET), TO A ½ INCH IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE OF WOODY HOLLOW ROAD AND FOR A POINT FOR ANGLE IN SAID 1.96 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF WOODY HOLLOW ROAD, NORTH 02 DEG. 00' 15" WEST, A DISTANCE OF 153.33 FEET, (CALLED NORTH 01 DEG. 57' 45" WEST, 153.31 FEET), TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.