

116 NORTH ERVIN STREET
COMANCHE, TX 76442

00000009460320

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: August 02, 2022

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

Place: THE SOUTH DOOR OF THE COMANCHE 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 November 19, 2008 and recorded in Document VOLUME 336, PAGE 390 real property records of COMANCHE County, Texas, with ALESIA G THOMAS AND CHRISTY S WILSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALESIA G THOMAS AND CHRISTY S WILSON, securing the payment of the indebtednesses in the original principal amount of \$48,331.00, 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, KRISTOPHER HOLUB, PATRICK ZWIERS, AUCTION.COM 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 June 9, 2022 I filed at the office of the COMANCHE County Clerk and caused to be posted at the COMANCHE County courthouse this notice of sale.

Linda J. Reppert

Declarants Name: LINDA J. REPPERT

Date: June 9, 2022



TRACT ONE:

BEING 0.15 OF AN ACRE OF LAND, SITUATED IN THE CITY OF COMANCHE, COMANCHE COUNTY, TEXAS, AND BEING PART OF THE LAND THAT IS DESCRIBED IN A DEED FROM JAMES L. ROGERS TO BOBBY DIRICKSON, RECORDED IN VOLUME 859 AT PAGE 510, DEED RECORDS OF COMANCHE COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, AT A RAILROAD SPIKE SET FOR THE NORTHWEST CORNER OF BLOCK 2, AND BEING THE NORTHWEST CORNER OF LOT 8, AND BEING THE INTERSECTION OF THE SOUTH LINE OF BYRD AVENUE AND THE EAST LINE OF ERVIN STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 89° 44' 16" E 110.00 FEET, WITH THE SOUTH LINE OF SAID BYRD AVENUE AND THE NORTH LINE OF LOT 8, TO A ½ INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 8, AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND THAT IS DESCRIBED IN A DEED TO CAMILO SANCHEZ AND CASIMIRO SANCHEZ AGUADO, RECORDED IN VOLUME 809 AT PAGE 83, SAID DEED RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00° 49' 16" E 60.00 FEET, WITH THE WEST LINE OF SAID SANCHEZ AND AGUADO TRACT, TO A ½ INCH IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 7, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 89° 44' 16" W 110.00 FEET, TO THE X CHISELED IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF LOT 7, AND BEING IN THE EAST LINE OF SAID ERVIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00° 49' 16" W 60.00 FEET, WITH THE WEST LINE OF LOT 8 AND THE EAST LINE OF SAID ERVIN STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.15 OF AN ACRE OF LAND.

TRACT TWO:

BEING 0.05 OF AN ACRE, EASEMENT TRACT, OF LAND, SITUATED IN THE CITY OF COMANCHE, COMANCHE COUNTY, TEXAS, AND BEING OUT OF LOT 7, BLOCK 2, KEELE ADDITION, TO THE CITY OF COMANCHE, TEXAS, AND BEING PART OF THE LAND THAT IS DESCRIBED IN A DEED FROM JAMES L. ROGERS TO BOBBY DIRICKSON, RECORDED IN VOLUME 859 AT PAGE 510, DEED RECORDS OF COMANCHE COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, AT AN X CHISELED IN CONCRETE AT THE NORTHWEST CORNER OF LOT 7 AND THE SOUTHWEST CORNER OF LOT 8, AND BEING IN THE EAST LINE OF ERVIN STREET, FROM WHICH A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF BLOCK 2 BEARS, N 00° 49' 16" W 60.00 FEET,

FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 89 DEG. 44' 16" E 72.63 FEET, WITH THE NORTH LINE OF LOT 7 AND THE SOUTH LINE OF LOT 8, TO A ½ INCH IRON ROD SET IN THE NORTH LINE OF LOT 7 AND THE SOUTH LINE OF LOT 8, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02° 42' 28" W 28.03 FEET, TO AN X CHISELED IN CONCRETE, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 89° 44' 16" W 70.91 FEET, TO AN X CHISELED IN CONCRETE, IN THE EAST LINE OF SAID ERVIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00° 49' 16" W 28.01 FEET, WITH THE WEST LINE OF LOT 7 AND THE EAST LINE OF SAID ERVIN STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.05 OF AN ACRE OF LAND.