

#8

205 BURLESON STREET
EDEN, TX 76837-0000

00000009291444

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: September 07, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE OR FRONT STEPS OF THE CONCHO 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 July 22, 2016 and recorded in Document CLERK'S FILE NO. 2016-037104 real property records of CONCHO County, Texas, with EVA M. MOLDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EVA M. MOLDER, securing the payment of the indebtednesses in the original principal amount of \$59,640.00, 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 8
The 12 Day of August,
2021 at 1:04 o'clock PM
By Phillip J. Levell
Concho Clerk, Concho Co. TX
By Janie Jancek

205 BURLESON STREET
EDEN, TX 76837-0000

00000009291444

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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE OR JAMIE OSBORNE 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 CONCHO County Clerk and caused to be posted at the CONCHO County courthouse this notice of sale.

Declarants Name: _____

Date: _____

205 BURLESON STREET
EDEN, TX 76837-0000

00000009291444

00000009291444

CONCHO

EXHIBIT "A"

BEING 0.252 ACRES IN THE CITY OF EDEN, TEXAS OUT OF THE ELIZA KEMPNER SURVEY NA. 206, ABSTRACT NO. 1743, AND BEING THE SAME AS THAT CERTAIN TRACT DESCRIBED IN A DEED TO MJMCTX PROPERTIES, L.L.C. RECORDED IN VOLUME 245, PAGE 623 OF THE CONCHO COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT A CALCULATED POINT ON A CONCRETE RETAINING WALL IN THE WEST LINE OF BURLESON STREET FOR THE NE. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JAMES L. EVANS RECORDED IN VOLUME 111, PAGE 82 OF THE CONCHO COUNTY DEED RECORDS, AND THE S.E. CORNER HEREOF, FROM WHICH A 1/2" STEEL STAKE FOUND WITH CAP MARKED "SK" BEARS S 15 DEG 11'59" E A DISTANCE OF 228.56 FEET;

THENCE ALONG A BOARD PRIVACY FENCE ON A CONCRETE RETAINING WALL FOR THE NORTH LINE OF SAID "EVANS" TRACT AND THE SOUTH LINE HEREOF 90 DEG 00'00" W @ 98.63 AND 0.66 FEET RIGHT, PASSING A 2.5" PIPE POST IN CONCRETE FOR THE N.W. CORNER OF SAID "EVANS" TRACT, AND THE MOST SOUTHERLY N.E. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JULIE LYNN COX RECORDED IN VOLUME 240, PAGE 434 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING FOR A TOTAL DISTANCE FOR THIS COURSE OF 138.77 FEET TO A CALCULATED POINT FOR A RE-ENTRANT CORNER OF SAID "COX" TRACT, AND THE S.W. CORNER HEREOF, FROM WHICH A 1/2" STEEL STAKE FOUND BEARS N 62 DEG 21'41" E A DISTANCE OF 0.32 FEET, AND A 2.5" PIPE POST IN CONCRETE BEARS N 59 DEG 02'10" E A DISTANCE OF 1.17 FEET;

THENCE ALONG A CHAIN LINK FENCE FOR AN EASTERLY LINE OF SAID "COX" TRACT AND THE WEST LINE HEREOF N 00 DEG 00'00" W @ 23.1' AND 0.23' RIGHT, PASSING A 1/2" STEEL STAKE FOUND FOR THE MOST NORTHERLY N.E. CORNER OF SAID "COX" TRACT, AND THE S.E. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO ALMA L. HEAD RECORDED IN VOLUME 114, PAGE 28 OF SAID DEED RECORDS, FOR A TOTAL DISTANCE FOR THIS COURSE OF 79.00 FEET TO A 1/2" STEEL STAKE IN THE EAST LINE OF SAID "HEAD" TRACT FOR THE S.W. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO ROBT. & PAM HUNTER RECORDED IN VOLUME 237, PAGE 668 OF SAID OFFICIAL PUBLIC RECORDS, AND THE N.W. CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID "HUNTER" TRACT AND THE NORTH LINE HEREOF N 90 DEG 00'00" E A DISTANCE OF 138.77 FEET TO A 1/2" STEEL STAKE IN THE WEST LINE OF BURLESON STREET FOR THE N.E. CORNER HEREOF;

THENCE ALONG THE WEST LINE OF BURLESON STREET AND THE EAST LINE HEREOF S 00 DEG 00'00" E A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.252 ACRES.