

#20

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 MAR 14 AM 10:34

880 CR 1439
COVINGTON, TX 76636

00000010071090

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: May 07, 2024
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: THE EAST DOOR OF THE HILL 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 December 08, 2006 and recorded in Document INSTRUMENT NO. 014100; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 00064952 real property records of HILL County, Texas, with JOHN RHEA, A MARRIED MAN AND MONIKA RHEA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN RHEA, A MARRIED MAN AND MONIKA RHEA, securing the payment of the indebtednesses in the original principal amount of \$100,791.00, 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 03-14-2024 I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 03-14-2024

EXHIBIT "A"

BEING 1.000 ACRE LYING IN THE RICHMOND REED SURVEY, ABSTRACT NO. 757, HILL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT DESCRIBED IN DEED FROM JOEL MCCLAIN TO JOHN BARNES ET UX, ALISHA DATED APRIL 20, 2006 AND RECORDED AT VOLUME 1408, PAGE 109. D.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL PIN RECOVERED IN COUNTY ROAD 1439 AT THE NORTHWEST CORNER OF SAID JOHN BARNES TRACT, SAID PIN BEING S 62° 29'W, 839.0 FEET FROM THE NORTHWEST CORNER OF THE HANNAH BOONE SURVEY, ABSTRACT NO. 27 FOR THE POINT OF BEGINNING;

THENCE NORTH 62 DEGREES 28 MINUTES 36 SECONDS EAST WITH THE NORTH LINE OF SAID MCCLAIN TRACT AND WITH SAID COUNTY ROAD A DISTANCE OF 208.79 FEET TO A 5/8 INCH STEEL PIN SET FOR A CORNER;

THENCE SOUTH 29 DEGREES 04 MINUTES 00 SECONDS EAST PASSING AT A DISTANCE OF 28 FEET THE SOUTH RIGHT OF WAY FENCE AT SAID COUNTY ROAD, IN ALL A DISTANCE OF 205.90 FEET A 5/8 INCH STEEL PIN SET FOR A CORNER;

THENCE SOUTH 60 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 208.71 FEET TO A 5/8 INCH STEEL PIN SET IN THE WEST LINE OF SAID BARNES TRACT FOR A CORNER;

THENCE NORTH 29 DEGREES 04 MINUTES 00 SECONDS WEST, PASSING AT 135.16 FEET A 5/8 INCH STEEL PIN SET AT THE SOUTH RIGHT OF WAY FENCE OF SAID COUNTY ROAD, IN ALL A DISTANCE OF 211.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.000 ACRE MORE OR LESS, OF WHICH 0.130 OF AN ACRE LIES WITHIN THE FENCED RIGHT-OF-WAY OF SAID COUNTY ROAD.