

148

600 NORTH ANGELINA STREET
WHITNEY, TX 76692

00000007940448

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: January 02, 2019

Time: The sale will begin at 11:00AM 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 July 27, 2006 and recorded in Document VOLUME 1430, PAGE 0812 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00056309 real property records of HILL County, Texas, with JON MOSES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JON MOSES, securing the payment of the indebtednesses in the original principal amount of \$70,443.00, 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

Cecil Kester

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, JASON BREWER, RUSSELL STOCKMAN, KATHY ARRINGTON, SHAWN SCHILLER, KRISTOPHER HOLUB, AURORA CAMPOS OR CECIL KESTER
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ 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: _____
Date: _____

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 NOV 27 A 9:40



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EXHIBIT "A"

FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 28 OF THE BOSWELL'S NORTH PARK ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 472, PAGE 337 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM JAKEY D. YOUNGER ET UX, LEORA YOUNGER TO BARRY A. COHN ET UX, LISA L. COHN RECORDED IN VOLUME 859, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE NORTH LINE OF HAYES AVENUE WITH THE EAST LINE OF NORTH ANGELINA STREET FOR THE SOUTHWEST CORNER OF SAID LOT 28;

THENCE WITH THE EAST LINE OF NORTH ANGELINA STREET, N 00 DEGREES 54' 19" W 140.26 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28;

THENCE N 60 DEGREES 00' 00" E 41.66 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 28;

THENCE S 30 DEGREES 00' 00" E 124.41 FEET TO A 1/2" IRON PIPE FOUND IN THE NORTH LINE OF HAYES AVENUE FOR THE SOUTHEAST CORNER OF SAID LOT 28;

THENCE WITH THE NORTH LINE OF HAYES AVENUE, S 60 DEGREES 57' 50" W 109.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.215 ACRES OF LAND, MORE OR LESS.



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