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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

# 29

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600 NORTH ANGELINA STREET  
WHITNEY, TX 76692

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 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 July 27, 2006 and recorded in Document VOLUME 1430, PAGE 0812; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN VOLUME 1740, PAGE 251 AND VOLUME 2007, PAGE 329 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



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, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER OR CECIL KESTER 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 \_\_\_\_\_ the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**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 JAKY 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.