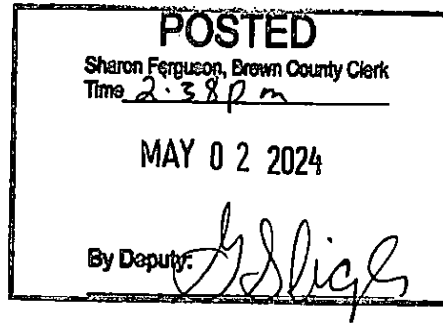


105 FOX HOLLOW LANE
EARLY, TX 76802



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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: June 04, 2024

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

Place: THE SOUTH BROADWAY PORCH OF THE BROWN 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 September 05, 2018 and recorded in Document CLERK'S FILE NO. 1805971; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2203537 & 2302557 real property records of BROWN County, Texas, with VANCE G JOYNER AND SPOUSE TERESA JOYNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VANCE G JOYNER AND SPOUSE TERESA JOYNER, securing the payment of the indebtednesses in the original principal amount of \$158,083.00, 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



105 FOX HOLLOW LANE
EARLY, TX 76802

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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 KIM ANDERSON, RON ANDERSON, JAY JACOBS, ALEXIS MENDOZA, KEVIN KEY RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ OR AUCTION.COM 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

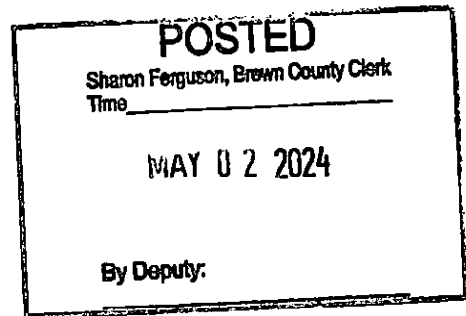
Certificate of Posting

My name is Eilaura Ortega-Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 05/02/2024 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Eilaura Ortega-Smith

Declarants Name: Eilaura Ortega-Smith

Date: 05/02/2024



105 FOX HOLLOW LANE
EARLY, TX 76802

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BROWN

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 4.845 ACRE TRACT OF LAND OUT OF AND A PART OF THE JACOB DUCKWORTH SURVEY 56, ABSTRACT 240 SITUATED IN BROWN COUNTY, TEXAS AND BEING THAT SAME IDENTICAL TRACT CONVEYED TO MICHAEL ALLEN AND CASSIE SATHER BY DEED RECORDED AS INSTRUMENT NO. 20163381 OF THE BROWN COUNTY OFFICIAL PUBLIC RECORDS; SAID 4.845 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE NORTH LINE OF FOX HOLLOW LANE AND IN THE EAST LINE OF THAT TRACT CONVEYED TO JOHN CHRIS CADENHEAD AND TERESA CADENHEAD BY DEED RECORDED AT VOLUME 1298 PAGE 953 OF THE BROWN COUNTY REAL PROPERTY RECORDS AND BEING THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO MICHAEL ALLEN AND CASSIE SATHER BY DEED RECORDED AS INSTRUMENT NO. 20163381 OF THE BROWN COUNTY OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A FENCE AS THE COMMON OCCUPIED LINE WITH SAID CADENHEAD TRACT, N5DEG04'00"E, 555.46 FEET TO A PIPE POST FOUND IN THE SOUTH LINE OF THAT TRACT CONVEYED TO BYRON D. BARRETT AND ROBIN BARRETT BY DEED RECORDED AT VOLUME 1680 PAGE 560 OF THE BROWN COUNTY REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH A FENCE AS THE OCCUPIED LINE WITH SAID BARRETT TRACT N87DEG53'58"E, 380.23 FEET TO AN IRON ROD FOUND AS THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO SHERRY BAILEY BY DEED RECORDED AT VOLUME 1601 PAGE 996 OF THE BROWN COUNTY REAL PROPERTY RECORDS FOR THE NORTHEAST CORNER OF SAID ALLEN TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE, ALONG THE COMMON OCCUPIED LINE WITH SAID BAILEY TRACT, S4DEG54'38"W, 560.95 FEET TO WOOD POST FOUND IN THE NORTH LINE OF SAID FOX HOLLOW LANE FOR THE SOUTHWEST CORNER OF SAID BAILEY TRACT, THE SOUTHEAST CORNER OF SAID ALLEN TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE, ALONG THE NORTHERN LINE OF SAID FOX HOLLOW LANE, S88DEG44'50"W, 381.10 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 4.845 ACRES THEREIN.

BEARING BASIS; BEARINGS FOR THIS SURVEY ARE BASED ON TRUE NORTH FOR GPS OBSERVATIONS: USA/ NAD83 / TEXAS CENTRAL ZONE.

