

2022 JUN 23 AM 10:46

20-017079

Notice of Substitute Trustee's Sale

JOANNA BLANCO
CASTRO COUNTY
DISTRICT & COUNTY CLERK

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 17, 2007	Original Mortgagor/Grantor: WESLEY BROWN AND ANTONIA BROWN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4
Recorded in: Volume: 304 Page: 217 Instrument No: 53719	Property County: CASTRO
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$63,000.00, executed by ANTONIA BROWN and WESLEY BROWN and payable to the order of Lender.

Property Address/Mailing Address: 1350 CO RD 603, HEREFORD, TX 79045

Legal Description of Property to be Sold: A

10.00 ACRE TRACT OUT OF A PART OF A TRACT KNOWN AS THE NORTH ½ OF SECTION 51, BLOCK M-7, CERTIFICATE NUMBER 1763 OF THE B.S. & F.

SURVEYS IN CASTRO COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH BOLT FOUND FOR THE NORTHEAST CORNER OF SECTION 51, BLOCK M-7; THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION, 2196.27 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST AT 30.00 FEET PASS A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR REFERENCE AND AT A TOTAL DISTANCE OF 308.45 FEET A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1365.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 58 MINUTES 52 SECONDS AND LONG CHORD BEARING SOUTH 49 DEGREES 34 MINUTES 49 SECONDS WEST 23.30 FEET, AN ARC DISTANCE OF 23.31 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;



THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 1036.72 FEET TO ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1326.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 41 MINUTES 24 SECONDS AND LONG CHORD BEARING NORTH 66 DEGREES 12 MINUTES 26 SECONDS WEST 701.80 FEET, AN ARC DISTANCE OF 710.26 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;

THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST AT 10.00 FEET PASS A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR REFERENCE AND AT A TOTAL DISTANCE OF 40.00 FEET A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET IN THE NORTH LINE OF SAID SECTION:

THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, AT 1468.12 FEET PASS A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR THE NORTHWEST CORNER OF A TRACT KNOWN AS 176.5 ACRES AS CONVEYED TO TEAR DROP CATTLE COMPANY BY DEED RECORDED IN VOLUME 198, PAGE 404, DEED RECORDS AND AT A TOTAL DISTANCE OF 1696.85 FEET THE PLACE OF BEGINNING.

Date of Sale: August 02, 2022	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: "Just inside the north foyer entrance of the Castro County Courthouse, in front of the commissioner's court bulletin board, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

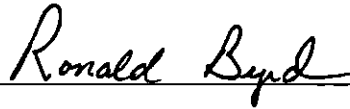
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4*, the owner and holder of the Note, has requested Ronald Byrd, Jose A. Bazaldua whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Ronald Byrd, Antonio Bazaldua or Jose A. Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ronald Byrd, Jose A. Bazaldua whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Ronald Byrd, Antonio Bazaldua or Jose A. Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ronald Byrd, Jose A. Bazaldua whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Ronald Byrd, Antonio Bazaldua or Jose A. Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script that reads "Ronald Byrd". The signature is written in black ink and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Ronald Byrd, Antonio Bazaldua or Jose A. Bazaldua, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112