

807 N WEST ST
BURNET, TX 78611

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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: September 01, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: AREA OUTSIDE COUNTY CLERK'S OFFICE ON EAST SIDE OF THE BURNET COUNTY COURTHOUSE UNLESS BAD WEATHER THAN INSIDE IN EAST HALLWAY OUTSIDE DOORWAY TO COUNTY CLERK OFFICE 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 November 10, 2022 and recorded in Document INSTRUMENT NO. 202215914 real property records of BURNET County, Texas, with ERIC FELPS AND BRITTANY FELPS A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC FELPS AND BRITTANY FELPS A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$235,653.00, 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 AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 of the BURNET County Clerk and caused to be posted at the BURNET County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING 0.216 ACRES OF LAND, MORE OR LESS, OUT OF JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BURNET COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 695, PAGE 812 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 0.216 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 0.216 ACRES, SAME BEING THE NORTHWEST CORNER OF THE JOSEPH A. OXNARD AND MARJORIE SITA PORTION OF A 4 ACRE TRACT OF LAND CONVEYED TO GEORGE F. LAMAR TO JAMES R. ROACH (VOLUME 703, PAGE 381) AND ON THE EAST RIGHT-OF-WAY LINE OF NORTH WEST STREET, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH WEST STREET, NORTH 13 DEGREES 22 MINUTES 10 SECONDS WEST (CALLED NORTH 12 DEGREES 17 MINUTES 00 SECONDS WEST), A DISTANCE OF 75.21 FEET (CALLED 75.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS 0.216 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE MICHAEL DENNIS MCGILVRAY ET UX, 0.215 ACRES (VOLUME 1292, PAGE 111);

THENCE ALONG THE LINE COMMON TO THIS 0.216 ACRES AND SAID MCGILVRAY 0.215 ACRES, NORTH 76 DEGREES 09 MINUTES 47 SECONDS EAST (CALLED NORTH 77 DEGREES 17 MINUTES 00 SECONDS EAST), A DISTANCE OF 125.39 FEET (CALLED 125.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS 0.216 ACRES, SAME BEING THE SOUTHEAST CORNER OF SAID MCGILVRAY 0.215 ACRES, AND ON THE WEST BOUNDARY LINE OF THE MARGARET CASTILLO, ET UX, 0.51 ACRES (DOCUMENT NO. 201007339);

THENCE ALONG THE LINE COMMON TO THIS 0.216 ACRES AND SAID CASTILLO 0.51 ACRES, AND ALSO THE J & J COUNTY INVESTMENTS, LLC. 0.207 ACRES (DOCUMENT NO. 201500693) SOUTH 13 DEGREES 22 MINUTES 10 SECONDS EAST (CALLED SOUTH 12 DEGREES 17 MINUTES 00 SECONDS EAST), A DISTANCE OF 75.21 FEET (CALLED 75.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF THIS 0.216 ACRES, SAME BEING THE SOUTHWEST CORNER OF SAID J & J HILL COUNTRY INVESTMENTS 0.207 ACRES, ALSO BEING THE NORTHWEST CORNER OF THE PMCGP, INC. 75 BY 150 FOOT TRACT OF LAND (DOCUMENT NO. 201500693), ALSO BEING THE NORTHEAST CORNER OF SAID OXNARD PORTION OF A 4 ACRE TRACT;

THENCE ALONG THE LINE COMMON TO THIS 0.216 ACRES AND SAID OXNARD PORTION OF A 4 ACRE TRACT, SOUTH 76 DEGREES 09 MINUTES 47 SECONDS WEST (CALLED SOUTH 77 DEGREES 17 MINUTES 00 SECONDS WEST), A DISTANCE OF 125.39 FEET (CALLED 125.00 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 0.216 ACRES OF LAND, MORE OR LESS.