

# THE ORIGINAL WAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

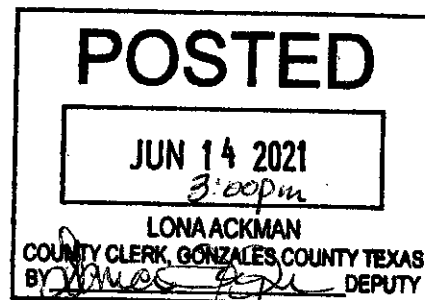
June 11, 2021

### NOTE:

Date: May 28, 2009  
Maker: Angie R. Brunton  
Payee: Middle Creek Mortgage, Inc.  
Original principal amount: \$31,519.94

### DEED OF TRUST:

Date: May 28, 2009  
Grantor: Angie R. Brunton  
Trustee: Gary Adamek  
Beneficiary: Middle Creek Mortgage, Inc.  
Recording data: Recorded under Clerk's Instrument No. 240757, Recorded in Volume 1004, Pages 202-213 in the Real Property Records of Gonzalez County, Texas.



**LENDER:** Middle Creek Mortgage, Inc.

**BORROWER:** Angie R. Brunton

**PROPERTY:** See Exhibit "A" attached hereto, which property is commonly known as 5597 FM 2814, Waelder, Texas 78959.

**SUBSTITUTE TRUSTEES:** Jeffrey D. Stewart  
James E. Cuellar  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281

BOB FRISCH, VICKI RODRIGUEZ, JANICE STONER,  
JODI STEEN, AND ELIZABETH ANDERSON

### DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

July 6, 2021, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At the southeast porch of the Gonzalez County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.


Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

**ACTIVE DUTY MILITARY NOTICE**

**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.**

**NOTICE**

**The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.**

  
Jeffrey D. Stewart, Substitute Trustee

## **EXHIBIT "A"**

**Real Property:** *First tract:* Being 3.00 acres of land, a part of the Henry Bymer Survey, Abstract 105, Gonzalez County, Texas, same being a part of that 12.78 acre tract of land described in a deed from Vernon R. Charlot and wife, Ernestine Doris Charlot to Eugene A. McLendon and wife, Kathie McLendon, dated January 10, 2009, and recorded in Volume 995, Page 658, of the Official Records of Gonzalez County, Texas; *Second tract:* Being a 0.66 acre of land, a part of the Henry Bymer Survey, Abstract 105, Gonzalez County, Texas, same being a part of that 12.78 acre tract of land described in a deed from Vernon R. Charlot and wife, Ernestine Doris Charlot to Eugene A. McLendon and wife, Kathie McLendon, dated January 10, 2009, and recorded in Volume 995, Page 658, of the Official Records of Gonzalez County, Texas ; and **Manufactured Home:** 1997 16' x 76' Champion Manufactured Home, Rivera Model with Serial No. 12326041 and HUD Label No. PFS0469042.