

Filed for Record in:
Robertson County
On: Apr 14, 2026 at 03:19P
By: Lacy Fechner

I, ~~Stephanie M. Sanders~~, County Clerk, do hereby certify that
the above notice was duly posted on 14 day of
April, 2026 at 3:19 am/pm
Stephanie M. Sanders, Robertson County Clerk
By: Lacy Fechner

10834 FM 2293
BREMOND, TX 76629

00000010364883

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 02, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON 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 April 23, 2021 and recorded in Document VOLUME 1439, PAGE 537; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1546, PAGE 85 real property records of ROBERTSON County, Texas, with BRUCE R BOLLER SR AND TAMERA LYNN BOLLER, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRUCE R BOLLER SR AND TAMERA LYNN BOLLER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$74,576.00, 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 OR 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 ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ROBERTSON COUNTY, TEXAS, OUT OF AND A PART OF THE HENSON COULTER SURVEY, ABSTRACT NO. 80, AND FURTHER BEING OUT OF A 24.3 ACRE TRACT DESCRIBED IN A DEED TO HIRAM S. SWINNEA AND WIFE, BONNIE SWINNEA RECORDED IN VOLUME 336, PAGE 51 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND HEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" STEEL ROD AT A FENCE CORNER IN THE SOUTH LINE OF F. M. HIGHWAY 2293 FOR THE NORTH EAST CORNER OF THE SWINNEA 24.3 ACRE TRACT AND FOR THE NORTH WEST CORNER OF THE ADAM J. SCHUBRYCH, ET.UX. 24.043 ACRE TRACT (534-660);

THENCE S 30 DEG 49' 44 E 268.68 FEET ALONG THE COMMON LINE BETWEEN THE SWINNEA AND SCHUBRYCH TRACTS TO A SET ½" STEEL ROD FOR THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 74 DEG 53' 19 W 143. 79 FEET TO A SET ½" STEEL ROD FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 30 DEG 49' 44" W 166. 74 FEET TO A SET ½" STEEL ROD IN THE SOUTH LINE OF F. M. HIGHWAY 2293 FOR THE NORTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 59 DEG 57' 57" E 100.00 FEET ALONG THE SOUTH LINE OF F. M. HIGHWAY 2293 TO THE PLACE OF BEGINNING AND CONTAINING 0.50 OF AN ACRE OF LAND, MORE OR LESS.