

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

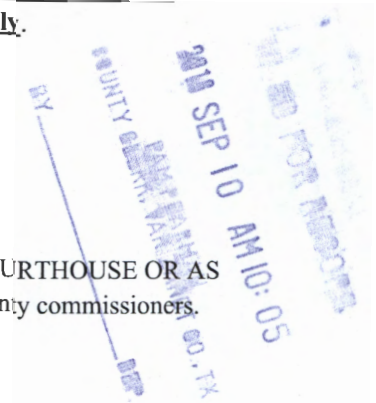
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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: November 06, 2018

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

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 February 15, 2008 and recorded in Document CLERK'S FILE NO. 2008-001651; AS AFFECTED BY CLERK'S FILE NO'S. 2011-007224 & 2014-003582 real property records of VAN ZANDT County, Texas, with SHELLY TEMPLE AND CHRIS TEMPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHELLY TEMPLE AND CHRIS TEMPLE, securing the payment of the indebtednesses in the original principal amount of \$117,161.00, 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

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN OR JUDITH A. FRAPPIER, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A PART OF A TRACT OF LAND SITUATED IN THE R. C. MORRIS SURVEY, ABSTRACT NO. 506 CONVEYED TO JOHNNY AND CINDY WHITAKER AS RECORDED IN VOLUME 1911, PAGE 78 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL SET FOR CORNER NEAR THE CENTERLINE OF V. Z. COUNTY ROAD 3427, BEING IN THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MARTIN CANTU AS RECORDED IN VOLUME 1020, PAGE 73 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, BEING THE WEST CORNER OF A TRACT OF LAND CONVEYED TO JOE BROWN AS RECORDED IN VOLUME 2255, PAGE 569 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING THE NORTH CORNER OF SAID WHITAKER TRACT;

THENCE SOUTH 44 DEGREES 48 MINUTES 31 SECONDS EAST (DIRECTIONAL CONTROL), A DISTANCE OF 399.45 FEET TO A 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 44 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 141.08 FEET TO A 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER, BEING IN THE NORTHEAST RIGHT OF WAY LINE OF V. Z. COUNTY ROAD 3432 AND BEING IN THE SOUTHWEST LINE OF SAID WHITAKER TRACT;

THENCE NORTH 44 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 399.45 FEET TO A 60D NAIL SET FOR CORNER NEAR THE CENTER LINE OF SAID V. Z. COUNTY ROAD 3427 AND IN THE SAID SOUTHEAST LINE OF CANTU TRACT;

THENCE NORTH 44 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 141.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 56,393 SQUARE FEET OR 1.295 ACRES OF LAND OF WHICH APPROXIMATELY 4.299 SQUARE FEET LIES IN SAID V. Z. COUNTY ROAD 3427.