

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: February 05, 2019

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

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT ON 9/15/87 AND FILED IN VOL. 627, P. 567 DEED RECORDS 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 December 03, 2015 and recorded in Document VOLUME 419, PAGE 561 real property records of RUNNELS County, Texas, with LEONARD G SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEONARD G SMITH, securing the payment of the indebtednesses in the original principal amount of \$126,663.00, 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

TERRY BROWDER, MARSHA MONROE, LAURA BROWDER, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS, OR KRISTIE ALVAREZ
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 RUNNELS County Clerk and caused to be posted at the RUNNELS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED December 29, 2018
At 3:07 o'clock P M
Julia Miller
County Clerk, Runnels County, Texas
By Jeff Daffin Deputy



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EXHIBIT "A"

BEING ALL OF LOT SIX (6), BLOCK NO. ONE HUNDRED FOURTEEN (114), FIRST ADDITION (ALSO REFERRED TO AS "FIRST RAILROAD ADDITION"), TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE MAP AND PLAT OF SAID ADDITION, RECORDED IN PLAT BOOK PAGE 2, DEED RECORDS OF RUNNELS COUNTY, TEXAS.



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