

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: July 05, 2016

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

Place THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 May 02, 2008 and recorded in Document CLERK'S FILE NO. 00803140 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 01102535 AND MODIFICATION CLERK'S FILE NO. 01402618 real property records of FREESTONE County, Texas, with ROBERT E. HOLMES AND TINA K. GILLEY AND EULA ELLIOTT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT E. HOLMES AND TINA K. GILLEY AND EULA ELLIOTT, securing the payment of the indebtednesses in the original principal amount of \$61,534.00, 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

John McCarthy for Lori Gardner
LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, PATRICK ZWIERS, KRISTOPHER HOLUB, AARTI PATEL, PHILIP PIERCEALL, TERRY WATERS, LOGAN THOMAS, OR BRUCE MILLER
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 John McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6/1/16 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

John McCarthy
Declarant's Name: John McCarthy
Date: 6/1/16

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 01, 2016 AT 03:34P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 136703
By: Carla Brookshire, Deputy



EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE G. BREWER LEAGUE, ABSTRACT NO.5, FREESTONE COUNTY, TEXAS, IN THE CITY OF TEAGUE, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF THE COLONIAL HILL ADDITION TO THE CITY OF TEAGUE, SAID SUBDIVISION BEING RECORDED IN VOLUME 25, PAGE 636, PLAT RECORDS, FREESTONE COUNTY, TEXAS, IN THE EAST LINE OF S. 7TH AVENUE.

THENCE N00 DEGREES 30' 11" W WITH THE EAST LINE OF SAID S. 7TH AVENUE A DISTANCE OF 95.0' TO A 1/2" IRON ROD SET.

THENCE S89 DEGREES 52' 45" E A DISTANCE OF 163.40' TO 1/2" IRON ROD SET IN THE WEST LINE OF A TRACT OF LAND RECORDED IN VOL. 715 PG. 702, DEED RECORDS, FRANKLIN COUNTY, TEXAS;

THENCE SOUTH (REFERENCE BEARING PER DEED) A DISTANCE OF 110.29' TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N84 DEGREES 30'11"W FEET WITH THE NORTH LINE OF SAID LOT 1, 163.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.38 ACRES OF LAND, MORE OR LESS.

