

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: May 07, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO 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 September 28, 2006 and recorded in Document CLERK'S FILE NO. 00010610 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00001171 real property records of NAVARRO County, Texas, with TAMMIE D ALLRED AND DUSTIN R ALLRED, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TAMMIE D ALLRED AND DUSTIN R ALLRED, securing the payment of the indebtednesses in the original principal amount of \$78,190.00, 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

LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
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 NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

2019-25

FILED FOR RECORD
AT 9:20 O'CLOCK A M.

MAR 11 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES SMITH SURVEY ABSTRACT 726, NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1138, PAGE 208, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 10.000 ACRE TRACT LOCATED IN THE COUNTY ROAD NO. SE 3040, SAID POINT BEING ON THE EAST LINE OF THE JAMES SMITH SURVEY A-726 AND THE WEST LINE OF THE A. BUFFINGTON SURVEY A-132; WITNESS: CALL S 60 DEGREES 45' 00" W 17.0 FEET, A FOUND 1/2" IRON ROD.

THENCE WITH SAID ROAD AND COMMON SURVEY LINE S 30 DEGREES 18' 45" E 160.83 FEET TO THE SOUTHEAST CORNER OF THIS TRACT; WITNESS S 60 DEGREES 35' 05" W 18.3 FEET, A FENCE CORNER POST.

THENCE S 60 DEGREES 35' 05" W 603.51 FEET TO A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 17 DEGREES 24' 57" W 166.07 FEET TO A FENCE CORNER POST FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 60 DEGREES 45' 00" E 566.46 FEET TO THE PLACE OF BEGINNING AND CONTINAG 2.17 ACRES OF LAND OF WHICH 0.06 ACRES LIES WITHIN SAID PUBLIC ROAD.



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