

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 04, 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 August 15, 2003 and recorded in Document VOLUME 1652, PAGE 0006 real property records of NAVARRO County, Texas, with LARRY L STARNES AND ANN S STARNES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY L STARNES AND ANN S STARNES, securing the payment of the indebtednesses in the original principal amount of \$75,800.00, 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

2019-53

FILED FOR RECORD
AT 1:21 O'CLOCK P.M.

MAY 13 2019

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



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 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 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.



Shawnika Harris

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 NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD SE 0060, AND IN THE EAST CORNER OF THIS TRACT AND IN THE COMMON LINE BETWEEN THE BOWEN SURVEY AND THE JAMES SMITH SURVEY, ABSTRACT NO. 726;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SURVEY LINE PASSING A 2" PIPE FOUND FOR WITNESS AT 22.40 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,052.25 FEET TO A 5/8" ROD SET FOR CORNER, IN THE RIGHT-OF-WAY OF A RAILROAD, AND A 2" PIPE FOUND BRS. SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST AT 26.36 FEET;

THENCE ALONG THE RAILROAD RIGHT-OF-WAY AND A CURVE TO THE LEFT WHICH HAS A RADIUS OF 2,864.79 FEET AND A CENTRAL ANGLE OF 07 DEGREES 36 MINUTES 43 SECONDS A DISTANCE OF 380.60 FEET TO A 5/8" ROD SET FOR CORNER;

THENCE NORTH 60 DEGREES 17 MINUTES 16 SECONDS EAST A GENERALLY ALONG A FENCE AND SAID FENCE VEERS TO THE NORTHEAST OFF LINE AND CONTINUING FOR A TOTAL DISTANCE OF 2,164.88 FEET TO A POINT IN THE CENTER OF SAID COUNTY ROAD, AND A 2" PIPE FOUND BRS. SOUTH 74 DEGREES 09 MINUTES 44 SECONDS WEST AT 23.22 FEET;

THENCE SOUTH 31 DEGREES 15 MINUTES 58 SECONDS EAST ALONG THE CENTER OF THE COUNTY ROAD A DISTANCE OF 350.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 17.156 ACRES OF LAND.