

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 07, 2017

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

Place: THE NORTHSIDE DOOR OF THE CASS 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 December 18, 2001 and recorded in Document VOLUME 1150, PAGE 771 real property records of CASS County, Texas, with CHAD A BURDEN AND KIMBERLY S BURDEN, grantor(s) and HIBERNIA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHAD A BURDEN AND KIMBERLY S BURDEN, securing the payment of the indebtednesses in the original principal amount of \$87,624.00, 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

Robert Lamont By Kenneth...

ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, DOUG WOODARD, DARLA BOETTCHER, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, ALLAN JOHNSTON OR RONNIE HUBBARD
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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2017 SEP 11 AM 11:06
JAMIE A. O'RAND
CASS COUNTY CLERK



EXHIBIT "A"

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ATLANTA, CASS COUNTY, TEXAS AND BEING ALL OF LOT NO. 6, BLOCK NO. 4 OF THE INDIAN HILLS SUBDIVISION, BEING A PART OF THE PETER M. KEETON SURVEY, ABSTRACT 312, CASS COUNTY, TEXAS, IN ACCORDANCE WITH PLAT OF SAID ADDITION AS SAME IS RECORDED IN VOLUME 2, PAGE 51 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, AND REFERENCE IS HERE MADE TO SAID PLAT FOR ALL PURPOSES, SAID LOT BEING OF RECORD IN VOLUME 942, PAGE 546 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS.

TRACT 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ATLANTA, CASS COUNTY, TEXAS, AND BEING PART OF THE LAND DESCRIBED IN A WARRANTY DEED FROM INDIAN HILLS ESTATES, INC. TO DONALD T. STEGER, DATED JULY 18, 1978, RECORDED IN VOLUME 611, PAGE 634 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 4 OF THE INDIAN HILLS SUBDIVISION IN THE CITY OF ATLANTA, LOCATED IN THE PETER M. KEETON SURVEY, ABSTRACT 312, CASS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID ADDITION, ALSO BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 84 DEGREES 30' 12" E 77.07 FEET ALONG THE SOUTH LINE OF A TRACT AS DESCRIBED IN VOLUME 1145, PAGE 771 BEING A 0.12 ACRE TRACT AS ESTABLISHED BY RANDY BOYD GRUBBS, ON MAY 26, 2001, TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE: N 81 DEGREES 39' 56" E 127.23 FEET CONTINUING WITH SAID SOUTH LINE OF SAID 0.12 ACRE TRACT TO A 5/8 INCH IRON ROD SET THE WEST BOUNDARY LINE OF CHICKASAW CIRCLE, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 05 DEGREES 24' 00" W 11.89 FEET WITH SAID BOUNDARY LINE TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE: S 86 DEGREES 04' 00" W 204.80 FEET WITH THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.022 ACRE OF LAND, MORE OR LESS.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/09/2002
Grantor(s): CHARLES D. GREER AND AMANDA GREER HUSBAND AND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION,
ITS SUCCESSORS AND ASSIGNS
Original Principal: \$45,289.00
Recording Information: Book 1174 Page 5 Instrument 018025
Property County: Cass
Property:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING LOT 1 OF THE HILLSIDE
ADDITION TO THE CITY OF LINDEN, CASS COUNTY, TEXAS, A PART OF THE
JAMES CLARK SURVEY AS PER PLAT DATED OCTOBER 24, 1960, RECORDED
BOOK 1, PAGE 193, PLAT RECORDS, CASS COUNTY, TEXAS TOWHICH
REFERENCE IS HERE MADE FOR ALL PURPOSES.
Reported Address: 202 SHIRLEY DRIVE, LINDEN, TX 75563

2017 SEP 12 AM 10:56
JAMES A. O'RAND
CASS COUNTY CLERK
FOR RECORD

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of November, 2017
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Cass County Commissioner's Court.
Substitute Trustee(s): Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared: such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

PREPARED AND SENT BY: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

FILED FOR RECORD
2017 SEP 18 AM 8:43
JAMIE A. O'RAND
CASS COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}
COUNTY OF CASS }}

On March 12, 2008, Victor Rowe, Jr. as Grantor (whether one or more), executed a Real Estate Deed of Trust conveying to John R. Rountree, as Trustee, the real estate hereinafter described to secure The First National Bank of Linden, now known as Texana Bank, N.A., in payment of debts therein described, said Deed of Trust being recorded at Instrument 2008001352, Real Property Records of Cass County, Texas.

By instrument dated September 12, 2017, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, November 7, 2017, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the north entrance of the County Courthouse located on Houston Street, Linden, Cass County, Texas, as designated by the Cass County Commissioner's Court, said entrance being the north entrance, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. **The sale will begin at 10:00 a.m. local time or within three hours after that time.**

NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Cass County, Texas and is described as follows:

All that certain 1.16 acre tract of land in the Luke Roberts Survey A-886 in Cass County Texas being all of the same land described in that certain Warranty Deed dated August 17, 2004 from James E. Cooper to Glenda J. Alexander filed in Volume 1240, Page 67, Real Property Records, Cass County Texas and being described as follows:

BEGINNING at a 3/8" iron rod for the southwest corner of said 1.16 acre tract of land, said rod also being the southeast corner of a 1.5 acre tract of land described in Vol. 442, page 20, Deed Records, rod also lying south 89 deg. 53' 05" East 237.20 ft from the southwest corner of original 3 acre tract;

THENCE North 11 deg. 44' 14" W 270.80 feet with the west line of 1.5 acre tract to a 3/8" iron rod in the south boundary line of Hwy & 77 for the northwest corner of said 1.16 acre tract;

THENCE with the south boundary line of Hwy & 77 South 57 deg. 53' 41" E 113.02 feet, south 58 deg. 13' 10" East 200 feet and south 60 deg. 32' 21" East 210.07 feet to a 3/8" iron rod for the southeast corner of 1.16 acres and original southeast corner of said 3.00 acre tract;

THENCE North 89 deg. 25' 07 West 393.59 feet to the place of beginning, containing 1.16 acre of land, mor or less.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this September 13, 2017.


Robert S. McGinnis, Jr.
Substitute Trustee

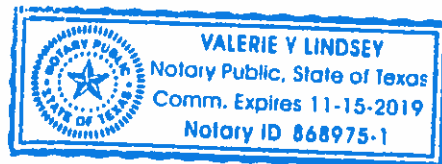
STATE OF TEXAS)(

COUNTY OF BOWIE)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this September 13, 2017.


Valerie Y. Lindsey
Notary Public
State of Texas



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 07, 2017

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

Place: THE NORTHSIDE DOOR OF THE CASS 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 November 19, 2004 and recorded in Document VOLUME 1250, PAGE 304 real property records of CASS County, Texas, with G. WADE STOVALL AND RHONDA STOVALL, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by G. WADE STOVALL AND RHONDA STOVALL, securing the payment of the indebtednesses in the original principal amount of \$68,640.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605



SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO
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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2017 OCT 16 AM 11:00
JAMIE A. O'RAND
CASS COUNTY CLERK



EXHIBIT "A"

ALL THAT CERTAIN 0.3171 ACRE, MORE OR LESS, TRACT OF LAND IN THE JANE RICHIE SURVEY, A-877 IN CASS COUNTY, TEXAS BEING ALL OF LOT 13 OF BLOCK 2 OF THE CEDAR CREST ADDITION TO THE CITY OF ATLANTA, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 78 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS.



NOS0000005149828