

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: August 02, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST 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 February 05, 2003 and recorded in Document VOLUME 1617, PAGE 0458; AS AFFECTED BY AFFIDAVIT REGARDING THE RE-FILING OF CORRECTED INSTRUMENTS IN VOLUME 1702, PAGE 0722 real property records of NAVARRO County, Texas, with VELMA M. WILTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VELMA M. WILTON, securing the payment of the indebtedness in the original principal amount of \$80,692.00, 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

*David Sims by Sharon St. Pierre*  
SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, JONATHAN HARRISON, NADIA CAPEHART, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, OR PHILIP PIERCEALL  
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: \_\_\_\_\_

2016-93  
FILED FOR RECORD  
AT 10:15 O'CLOCK A.M.

JUL 11 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY



NOS0000006090856

**EXHIBIT "A"**

BEING A TRACT OF LAND IN THE ROBERT R. GOODLOE SURVEY, ABSTRACT NO. 299, NAVARRO COUNTY, TEXAS AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO VELMA M. WILTON AS EVIDENCED BY DEED RECORDED IN VOLUME 1545, PAGE 461 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN OAK VALLEY LANE, ALSO KNOWN AS COUNTY ROAD SW 1070, IN THE APPARENT WEST LINE OF SAID WILTON TRACT, WHENCE A 1/2-INCH IRON PIPE FOUND AS A WITNESS REFERENCE TO THE NORTHEAST CORNER OF SAID WILTON TRACT BEARS NORTH 30 DEG. 42'00" W A DISTANCE OF 589.54 FEET, N 66 DEG. 00'00" EAST A DISTANCE OF 290.25 FEET, NORTH 59 DEG. 13'00" EAST A DISTANCE OF 210.92 FEET AND SOUTH 30 DEG. 59'00" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 59 DEG. 18'00" EAST DEPARTING THE WEST LINE OF SAID WILTON TRACT, AT A DISTANCE OF 15.00 FEET PASS A 5/8-INCH IRON ROD SET, IN ALL A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 30 DEG. 42'00" EAST A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 59 DEG. 18'00" WEST A DISTANCE OF 208.71 FEET TO THE APPARENT WEST LINE OF SAID WILTON TRACT, WHENCE A 5/8-INCH IRON ROD SET BEARS NORTH 59 DEG. 18'00" EAST A DISTANCE OF 15.00 FEET;

THENCE NORTH 30 DEG. 42'00" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; CONTAINING WITHIN THE METES RECITED 1.000 ACRE OF LAND, MORE OR LESS.



NOS0000006090856