

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: December 06, 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 December 29, 2006 and recorded in Document CLERK'S FILE NO. 00000084 real property records of NAVARRO County, Texas, with JERRY GLENN CARNEY AND LINDA J. CARNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JERRY GLENN CARNEY AND LINDA J. CARNEY, securing the payment of the indebtedness in the original principal amount of \$95,926.00, 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

and signed by John Fletcher
AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS,
KRISTOPHER HOLUB, FREDERICK BRITTON, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, OR DAVID SIMS

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 - 154
FILED FOR RECORD
AT 10:30 O'CLOCK A M.

NOV 14 2016

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



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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J.W. BURKE SURVEY ABSTRACT 115, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 22.824 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1781, PAGE 485 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 ON A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED S60°00'00"W 911.20 FEET FROM THE ORIGINAL NORTHEAST CORNER OF THE ABOVE MENTIONED 22.824 ACRE TRACT;

THENCE S27°13'18"E 604.26 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S60°01'38"W 721.91 FEET TO THE SOUTHWEST CORNER OF THIS TRACT LOCATED IN THE CENTERLINE OF COUNTY ROAD NO. NE2070; WITNESS: N60°01'38"E 19.5 FEET, A FOUND 3/4" IRON PIPE.

THENCE WITH SAID CENTERLINE N27°13'18"W 603.92 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N60°00'00"E 20.1 FEET, A FOUND 3/4" IRON PIPE.

THENCE N60°00'00"E 721.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.



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