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After Recording Return to: Willis E. Gresham, P.C., 612 S First Street, Lamesa, Texas 79331.

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Lot 48, of South Park Dr., a Subdivision in the North part of Section 192, Block G, W.T.Ry. Co. Survey, Gaines County, Texas according to the plat thereof recorded in Volume 2, Page 36, of the Plat Records of Gaines County, Texas; Save and Except all the oil, gas and other minerals.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 6, 2017

Time: The sale shall begin no earlier than 2:00 p.m. or no later than two hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: South entrance-Gaines County Courthouse in Seminole, Texas.

The deed of trust permits the beneficiary, MidCountry Bank, to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary, MidCountry Bank, thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Grantors, Robert C. Griffin and Staci L. Griffin, husband and wife. The Deed of Trust is dated June 28, 2007, and is recorded in the office of the County Clerk of Gaines County, Texas, in Instrument No. 2007-3336, of the Deed of Trust Records of Gaines County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Warranty Deed with Vendor's Lien note in the original principal amount of \$218,025.00, executed by Robert C. Griffin and Staci L. Griffin, husband and wife, and payable to the order of MidCountry Bank; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of to MidCountry Bank. MidCountry Bank is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

As of October 12, 2016, there was owed \$211,137.31 on the note, being principal and interest. The note is bearing interest at the rate of 11.65% per annum. As of April 11 2017, attorney's fees in the amount of \$2,000.00 have accrued which sum is due in addition to the principal and interest.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED this 14 day of April, 2017.

Willis E. Gresham

Willis E. Gresham, Substitute Trustee
612 S. First Street
Lamesa, Texas 79331
Telephone: (806)872-0827

THE STATE OF TEXAS

COUNTY OF DAWSON

This instrument was acknowledged before me on this the ___ day of April, 2017, by Willis E. Gresham, Substitute Trustee.

Patricia Harris
Notary Public, State of Texas



Notice of Foreclosure Sale FILED 4-17-17 - 10:50 AM

Vicki Phillips, County Clerk
Gaines County, Texas
Michelle Cain