

**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: October 01, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 October 22, 2015 and recorded in Document CLERK'S FILE NO. 128557-2015 real property records of LAMAR County, Texas, with JOSEPH COOK AND JENNIFER COOK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH COOK AND JENNIFER COOK, securing the payment of the indebtednesses in the original principal amount of \$121,794.00, 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

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 04 DAY OF Aug. 2019.



3710 BROWNWOOD CIRCLE  
PARIS, TX 75462

0000008515066

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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, OR LISA BRUNO 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/06/2019 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 08/06/2019

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED ABOUT FROM WITHIN THE CORPORATE LIMITS OF THE CITY OF PANS, IN LAMAR COUNTY, TEXAS, PART OF THE WESLEY ASKINS SURVEY, ABSTRACT NO 7, AND BEING ALL OF LOT 8 IN BLOCK B OF THE BROWNWOOD VILLAGE - PHASE 1 ADDITION OF THE CITY OF PANS, AS SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN ENVELOPE 312C OF THE PLAT RECORDS OF SAID COUNTY, AND ALSO BEING ALL OF THE CALLED LOT 8 BLOCK B TRACT OF LAND DESCRIBED M A DEED TO THELMA G CHILLESS, AND RECORDED IN VOLUME 1684, PAGE 45, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" NON PM (SET) FOR A CORNER IN AN EAST LINE OF BROWNWOOD DRIVE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 8, AND SAME ALSO BEING THE NORTHWEST CORNER OF LOT 7 OF BLOCK B OF SAID ADDITION;

THENCE IS A NORTHEASTERLY DIRECTION AROUND A COUNTERCLOCKWISE CURVE HAVING AN ARC DISTANCE OF 101.878', A RADIUS OF 175 000', AND A CHORD OF N 20 DEGREES 58' 50" E, 100 445', TO A 1/2" IRON PIN (SET) IN THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING IN THE INTERSECTION OF A SOUTH LINE OF BROWNWOOD CIRCLE WITH AN EAST LINE OF BROWNWOOD DRIVE,

THENCE N 90 DEGREES 00' 00" E ALONG A NORTH LINE OF SAID LOT 8 AND ALONG A SOUTH LINE OF SAID BROWNWOOD DRIVE, A DISTANCE OF 47 340', TO A VP IRON PIN (FOUND) AT THE BEGINNING OF A COUNTERCLOCKWISE CURVE,

THENCE IN A SOUTHEASTERLY DIRECTION AROUND A COUNTERCLOCKWISE CURVE HAVING AN ARC DISTANCE OF 50 342', A RADIUS OF 50 000', AND A CHORD OF S 56 DEGREES 48' 16" E, 48 242', TO A 1/2" IRON PIN (FOUND) IN THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING IN A SOUTH LINE OF SAID BROWNWOOD CIRCLE, AND SAME ALSO BEING THE NORTHWEST CORNER OF LOT 9 OF BLOCK 8 OF SAID ADDITION,

THENCE S 03 DEGREES 17' 00" W ALONG THE EAST LINE OF SAID LOT 8 AND ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 11 0 649', TO A 1/2" IRON PIN (FOUND) FOR A CORNER IN A NORTH LINE OF SAID LOT 7, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 8, AND SAME ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9,

THENCE N 69 DEGREES 50' 00" W ALONG THE SOUTH LINE OF SAID LOT 8 AND ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 000', TO THE PLACE OF BEGINNING AND CONTAINING 0.256 ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED UPON THE DEED PLAT CALL OF THE EAST LINE OF SAID LOT 8, BEING N 03 DEGREES 17' 00" E THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION, WITH FIELD NOTES COMPLETED OCTOBER 15, 2015.