

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: February 02, 2016

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

Place THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 September 16, 2005 and recorded in Document VOLUME 02361, PAGE 00112 real property records of EASTLAND County, Texas, with CHARLES TIMOTHY STAPLES AND CHRISTI GAYLE FAIL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES TIMOTHY STAPLES AND CHRISTI GAYLE FAIL, securing the payment of the indebtednesses in the original principal amount of \$75,318.00, 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

LAURA BROWDER, FERRY BROWDER, MARSHA MONROE, HOWARD WHITNEY FREDERICK BRITTON, RAMIRO CUEVAS, PATRICIA SANDERS, KELLEY BURNS, TANYA GRAHAM, EVAN PRESS, JACK BURNS II, CLAY GOLDEN, AURORA CAMPOS, AARII PATEL, OR DANIEL WILLSIE

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Terry Browder and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/11/16 I filed at the office of the EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

Declarants Name: Terry Browder  
Date: 1/11/16

Received 2:00 P.M.  
CATHY JENTHO, COUNTY CLERK  
JAN 11 2016  
EASTLAND COUNTY, TEXAS  
By [Signature] Deputy



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EASTLAND

**EXHIBIT "A"**

BEING LOTS 1-5 IN BLOCK 2 OF CHASTAIN'S ADDITION, AN ADDITION TO THE CITY OF EASTLAND, EASTLAND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE 155, PLAT RECORDS, EASTLAND COUNTY, TEXAS.



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