

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 07, 2017

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 January 20, 2004 and recorded in Document VOLUME: 02223, PAGE 00046 real property records of EASTLAND County, Texas, with DEBBIE HAYNIE, grantor(s) and ALTHEA, LLC DBA AMERINET MORTGAGE SERVICES, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DEBBIE HAYNIE, securing the payment of the indebtednesses in the original principal amount of \$118,881.00, 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, TERRY BROWDER, MARSHA MONROE, HOWARD WHITNEY, LINDA REPPERT, STEFANIE MORGAN, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, OR KRISTIE ALVAREZ

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 \_\_\_\_\_  
I declare under penalty of perjury that on \_\_\_\_\_  
the EASTLAND County courthouse this notice of sale.

and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
filed at the office of the EASTLAND County Clerk and caused to be posted at

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED 10:40 A M.  
CATHY JENTHO, COUNTY CLERK

JAN 13 2017

EASTLAND COUNTY, TEXAS  
By \_\_\_\_\_ Deputy



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**EXHIBIT "A"**

ALL THAT CERTAIN 1.00 ACRE TRACT OF LAND IN BLOCK 8 OF THE T.W. HOUSE SUBDIVISION OF THE EAST 1/2 OF THE DAVID S. RICHARDSON SURVEY A - 414, IN EASTLAND COUNTY, TEXAS BEING PART OF THAT CERTAIN 30.00 ACRE TRACT DESCRIBED IN DEED FROM KARON A. YAVARI TO DEBBIE HAYNIE, DATED JULY 15, 2002, AND RECORDED IN VOLUME 2114, PAGE 172 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 3/8 IRON ROD SET IN THE CENTER OF EASTLAND COUNTY ROAD NO. 488, FOR THE SOUTHEAST CORNER OF THE SAID 30 ACRE TRACT AND AT THE NORTHEAST CORNER OF A 25 ACRE TRACT DESCRIBED IN DEED FROM KARON A. YAVARI TO MARY L. SIMPSON, DATED AUGUST 15, 2002, AND RECORDED IN VOLUME 2110, PAGE 216, OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS AND IN THE WEST LINE OF A 132.217 ACRE TRACT DESCRIBED IN DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO EDWARD I. SMITH, DATED FEBRUARY 25, 1993, AND RECORDED IN VOLUME 1537, PAGE 302, AND FURTHER DESCRIBED IN VOLUME 591, PAGE 143 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS AND IN THE EAST LINE OF THE DAVID S. RICHARDSON SURVEY AND THE WEST LINE OF THE G.W. MCGREW SURVEY, AND IN THE EAST LINE OF BLOCK 8, FROM WHICH THE NORTHEAST CORNER OF BLOCK 8 BEARS 01 DEG. 31' 02" W, 1292.82':

THENCE N 89 DEG. 57' 58" W, ALONG THE SOUTH LINE OF THE SAID 30 ACRE TRACT AND THE NORTH LINE OF THE SAID 25 ACRE TRACT, 743.50' TO A CAPPED 3/8 IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00 DEG. 02' 02" E, 161.66' TO A CAPPED 3/8 IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 89 DEG. 57' 58" E, 161.66' TO A CAPPED 3/8 IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT:

THENCE S 00 DEG. 02' 02" W, 131.66' TO A CAPPED 3/8 IRON ROD SET FOR AN INTERNAL CORNER OF THIS TRACT:

THENCE S 89 DEG. 57' 58" E, 581.03' TO A CAPPED 3/8 IRON ROD SET IN THE CENTER OF EASTLAND COUNTY ROAD NO. 488, IN THE EAST LINE OF THE SAID 30 ACRE TRACT FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 01 DEG. 31' 02" E, 30.00' TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.



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