

5701 W TEXAS HIGHWAY 11
SULPHUR SPRINGS, TX 75482

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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2019 MAR - 10 P 2:22
90000008199952
BY _____
TERRY SMITH
COUNTY CLERK
DEPUTY

1. **Date, Time, and Place of Sale.**

Date: May 07, 2019

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

Place: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE HOPKINS 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 October 05, 2016 and recorded in Document CLERK'S FILE NO. 20164904 real property records of HOPKINS County, Texas, with CODY JOE MARONEY AND VALERIE MARONEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CODY JOE MARONEY AND VALERIE MARONEY, securing the payment of the indebtednesses in the original principal amount of \$96,715.00, 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


RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, OR SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO
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 HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN 0.55 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE P. S. CHAPIN SURVEY, ABSTRACT NO. 201, HOPKINS COUNTY, TEXAS, AND BEING THE SAME LAND AS A TRACT DESCRIBED IN A DEED FROM MICHAEL R, BLYTHE AND WIFE, ELIZABETH ANN BLYTHE TO RODNEY WADE MAYNARD AND WIFE, SHERRY DARLENE MAYNARD AS RECORDED IN VOLUME 369, PAGE 918, DEED RECORDS, HOPKINS COUNTY, TEXAS, (D.R.H.C.T.), SAID 0.55 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT A FENCE CORNER POST AT THE MOST NORTHERLY CORNER OF SAID MAYNARD TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF A CALLED 46.424 ACRE TRACT DESCRIBED IN A DEED TO CHAPIN ROSS AS RECORDED IN VOLUME 790, PAGE 918, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, (O.P.R. H. C. T.) AND ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO 11;

THENCE WITH THE NORTH LINE OF SAID MAYNARD TRACT AND SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 11' 36", A RADIUS OF 2824.79 FEET, A CHORD BEARING AND DISTANCE OF S 45° 16' 26" E, 157.42 FEET, THROUGH AN ARC LENGTH OF 157.44 FEET, TO A 1/2" IRON ROD FOUND AT A FENCE CORNER POST, THE OCCUPIED MOST EASTERLY CORNER OF SAID MAYNARD TRACT, ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED TO KURT GANT AND WIFE, STACY GANT AS RECORDED IN VOLUME 197 PAGE 359, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS, (R.P.R.H.C.T.);

THENCE S 57° 23' 37" W ALONG THE SOUTHEASTERLY LINE OF SAID MAYNARD TRACT AND THE NORTHWESTERLY LINE OF SAID 1.00 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 152.48 FEET TO A FENCE CORNER POST FOUND AT THE OCCUPIED MOST SOUTHERLY CORNER OF SAID MAYNARD TRACT AND THE MOST EASTERLY CORNER OF THE REMAINDER OF A CALLED 23.22 ACRE TRACT DESCRIBED IN A DEED TO DWAYNE SEARS AND WIFE, DANETTE SEARS AS RECORDED IN VOLUME 469, PAGE 572, O.P.R.H.C.T.;

THENCE N 45° 42' 34" W ALONG THE SOUTHWESTERLY LINE OF SAID MAYNARD TRACT AND THE NORTHEASTERLY LINE OF SAID 23.22 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 160.25 FEET TO A FENCE CORNER POST FOUND AT THE OCCUPIED MOST WESTERLY CORNER OF SAID MAYNARD TRACT AND AT THE MOST NORTHERLY CORNER OF SAID 23.22 ACRE TRACT AND ON THE SOUTHEASTERLY LINE OF SAID 46.424 ACRE TRACT;

THENCE N 58° 19' 07" E ALONG THE NORTHWESTERLY LINE OF SAID MAYNARD TRACT AND THE SOUTHEASTERLY LINE OF SAID 46.424 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES OF LAND, MORE OR LESS.



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