

403 OLETA STREET
LUFKIN, TX 75904

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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FILED
AT 12:10:10 CLOCK P.M.
SEP 10 2018
AMY FINCHER
County Clerk
Angelina County Court at Law
By _____

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: November 06, 2018

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED 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 26, 2000 and recorded in Document VOLUME 1247, PAGE 272; AS AFFECTED BY LOAN MODIFICATIONS IN CLERK'S FILE NOS. 2008-00246716, 2010-00269986, AND 2011-00284458 real property records of ANGELINA County, Texas, with MICHAEL S BROWN AND VANESSA G BROWN, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL S BROWN AND VANESSA G BROWN, securing the payment of the indebtednesses in the original principal amount of \$56,646.00, 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

RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, KIM HINSHAW, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CATRENA WARD, REID RUPLE, DAVID SIMS, HARRIETT FLETCHER, KAREN LILLEY BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

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 ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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ANGELINA

EXHIBIT "A"

LOT NO. TWELVE (12), BLOCK NO. ONE (1), CARMEL TERRACE ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET A, SLIDE 112-A OF THE MAP RECORDS OF ANGELINA COUNTY, TEXAS.



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