

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
2015 DEC 29 PM 2:59
JOANNA BERTHOUD
CASTRO COUNTY CLERK

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

Date: March 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT FOYER OF THE CASTRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

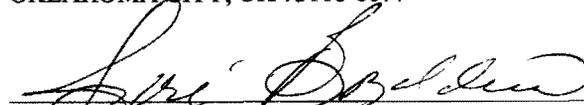
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 27, 2007 and recorded in Document VOLUME 306, PAGE 782 real property records of CASTRO County, Texas, with EMILIO PORRAS AND JESSICA SAUCEDO ARGUIJO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EMILIO PORRAS AND JESSICA SAUCEDO ARGUIJO, securing the payment of the indebtednesses in the original principal amount of \$41,670.00, 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



RONALD BYRD, JOSE A. BAZALDUA, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, CLAY GOLDEN, MARKOS PINEDA, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, PHILIP PIERCEALL, RICK MONTGOMERY, TERRY WATERS, OR LOGAN THOMAS

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

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CASTRO



ALL OF THE WEST HALF (W/2) OF LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE HUNDRED THIRTY-TWO (132), ORIGINAL TOWN OF DIMMITT, CITY OF DIMMITT, CASTRO COUNTY, TEXAS, AS SHOWN BY THE RECORDED MAP OR PLAT IN VOLUME 3, PAGE 240 OF THE DEED RECORDS, CASTRO COUNTY, TEXAS.