

504 BRIARWOOD LN
GROESBECK, TX 76642

00000008597023

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: November 05, 2019
Time: The sale will begin at 11:00 AM or not later than three hours after that time.
Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE 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 09, 2017 and recorded in Document CLERK'S FILE NO. 20173895 real property records of LIMESTONE County, Texas, with BILLY W HEATON AND MADLYN HEATON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BILLY W HEATON AND MADLYN HEATON, securing the payment of the indebtednesses in the original principal amount of \$138,736.00, 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



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

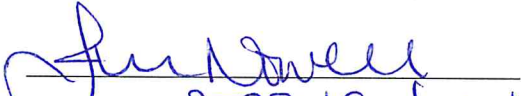
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, PAMELA THOMAS, JACK BURNS II, DANA KAMIN, ANGIE USELTON, AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is Juanita Nowell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9/27/19 I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.



Declarants Name: ~~9-27-19~~ Juanita Nowell

Date: 9-27-19

EXHIBIT "A"

BEING PART OF THE ANDRES VARELA SURVEY, AND A PART OF THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS AND BEING LOT TWO (2) IN BLOCK FIVE (5) OF THE PARKVIEW ADDITION TO THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED AS PLAT NO 529-530 (FORMERLY IN VOL. 2, PAGE 93), OF THE PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM BILL G. RENFROE ET UX TO JEAN MURPHEY DATED APRIL 24, 1985 AND OF RECORD IN VOL. 741, PAGE 527 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS.

Filed for Record in:
Limestone County

On: Sep 27, 2019 at 01:40P

By: Meagan Schaver

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Sep 27, 2019

Kerrie Cobb, County Clerk
Limestone County