

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 02, 2016.

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

Place THE SOUTH OUTSIDE STEPS OF THE ERATH 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 March 05, 2007 and recorded in Document CLERK'S FILE NO. 71988 real property records of ERATH County, Texas, with LAWRENCE BOYLE AND JELETA BOYLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE BOYLE AND JELETA BOYLE, securing the payment of the indebtednesses in the original principal amount of \$126,022.00, 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

R. Humphries

GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, AARTI PATEL OR FREDERICK BRITTON

Substitute Trustee

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

Certificate of Posting

My name is Rebecca Humphries, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/11/16 I filed at the office of the ERATH County Clerk and caused to be posted at the ERATH County courthouse this notice of sale.

Declarant's Name: Rebecca Humphries
Date: 1/11/16

POSTED
_____ A.M. 1:10 P.M.
JAN 11 2016
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy



(572 CR 270, Hico, TX)

EXHIBIT "A"

ALL THAT CERTAIN 2.19 ACRE TRACT OUT OF THE GEORGE GREEN SURVEY ABSTRACT NO. 313 IN ERATH COUNTY, TEXAS, IN THE VILLAGE OF CLAIRETTE, TEXAS, BEING ALL OF A 2.15 ACRE TRACT DESCRIBED IN A DEED FROM J. B. MAYFIELD ET UX TO T. M. LEE, DATED JULY 20, 1909 AND RECORDED IN VOLUME 106, PAGE 310 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A DEED FROM THE COOPER GROCERY COMPANY, INC. TO T. M. LEE AND H. P. LEE, DATED MAY 17, 1922 AND RECORDED IN VOLUME 190, PAGE 243 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTH LINE OF COUNTY ROAD NO. 210, BOSQUE STREET, BEING THE NW CORNER OF SAID 2.15 ACRE TRACT AND STATED AS BEING THE NE CORNER OF A 117' X 340' TRACT DESCRIBED IN A DEED FROM J. B. MAYFIELD AND I. E. MAYFIELD TO THE METHODIST EPISCOPAL CHURCH SOUTH AT CLAIRETTE, DATED NOVEMBER 11, 1908 AND RECORDED IN VOLUME 119, PAGE 20 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE NW CORNER OF THIS TRACT;

THENCE N 88 DEG. 49' 14" E, ALONG THE SOUTH LINE OF COUNTY ROAD NO. 270, AND THE NORTH LINE OF SAID 2.15 ACRE TRACT, 172.00' TO AN IRON ROD SET, FOR THE NE CORNER OF SAID 2.15 ACRE TRACT, BEING THE NW CORNER OF A SECOND TRACT DESCRIBED IN A DEED FROM JOHN WILLIS ET UX TO WILLIAM HEAR (HEAD) ET UX, DATED JANUARY 18, 1960 AND RECORDED IN VOLUME 374, PAGE 143 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE NE CORNER OF THIS TRACT;

THENCE S 01 DEG. 53' 07" E, GENERALLY ALONG A FENCE ALONG THE EAST LINE OF SAID 2.15 ACRE TRACT, AT 282.18' PASS AN IRON ROD SET ON THE NORTHERLY BANK OF GREENS CREEK, CONTINUING IN ALL 332.36' TO THE CENTER OF GREENS CREEK, FOR THE SE CORNER OF SAID 2.15 ACRE TRACT, FOR THE SE CORNER OF THIS TRACT;

THENCE S 66 DEG. 11' 06" W, ALONG THE CENTER OF GREENS CREEK, BEING ALONG THE SOUTH LINE OF SAID 2.15 ACRE TRACT, 359.92' TO THE SW CORNER OF SAID 2.15 ACRE TRACT, FOR THE SW CORNER OF THIS TRACT;

THENCE N 06 DEG. 11' 52" W, AT 43.50' PASS A 2" PIPE POST, CONTINUING IN ALL, GENERALLY ALONG A FENCE, 200.05' TO AN IRON ROD SET, BEING IN THE CALCULATED SOUTH LINE OF AN ABANDONED STREET (WOOD), BEING IN THE EAST LINE OF A 1.0 ACRE TRACT DESCRIBED IN A DEED FROM CALVIN WADE TO ETHRIDGE VERNON MAYFIELD AND WANDA SUE MAYFIELD, DATED MAY 5, 1987 AND RECORDED IN VOLUME 717, PAGE 169 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR A CORNER OF SAID 2.15 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE N 89 DEG. 44' 04" E, ALONG THE SOUTH LINE OF SAID ABANDONED STREET, 150.84' TO AN IRON ROD SET, FOR A CORNER OF SAID 2.15 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE N 00 DEG. 02' 21" W, AT 14.51' PASS AN IRON ROD SET AT A FENCE CORNER, BEING THE SE CORNER OF A TRACT DESCRIBED IN A DEED FROM PAULINE CHANDLER TO JAMES F. GIST ET UX, DATED APRIL 26, 1988 AND RECORDED IN VOLUME 742, PAGE 282 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, CONTINUING IN ALL 149.73' TO AN IRON ROD SET, BEING THE NE CORNER OF SAID GIST TRACT, BEING THE SE CORNER OF A TRACT DESCRIBED IN A DEED FROM PAULINE CHANDLER TO DANNY DELOY KARNES ET UX, DATED JANUARY 5, 1994 AND RECORDED IN VOLUME 658, PAGE 973 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING A CORRECTION DEED TO VOLUME 857, PAGE 755, FOR A CORNER OF THIS TRACT;

THENCE N 00 DEG. 53' 31" W, ALONG THE EAST LINE OF SAID KARNES TRACT, 7.27' TO AN IRON ROD SET, FOR A CORNER OF SAID 2.15 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE N 88 DEG. 49' 14" E, 19.18' TO AN IRON ROD SET, FOR A CORNER OF THIS TRACT;

THENCE N 00 DEG. 53' 31" W, ALONG THE WEST LINE OF SAID 2.15 ACRE TRACT, 117.00' TO THE POINT OF BEGINNING AND CONTAINING 2.19 ACRES OF LAND:

ALL THAT CERTAIN 2200 SQUARE FOOT TRACT OUT OF THE GEORGE GREEN SURVEY ABSTRACT NO. 313 IN ERATH COUNTY, TEXAS, IN THE VILLAGE OF CLAIRETTE, TEXAS, BEING PART OF AN ABANDONED STREET CALLED WOOD STREET IN THE VILLAGE OF CLAIRETTE AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT A FENCE CORNER, BEING THE SE CORNER OF A TRACT DESCRIBED IN A DEED FROM PAULINE CHANDLER TO JAMES F. GIST ET UX, DATED APRIL 26, 1988 AND RECORDED IN VOLUME 742, PAGE 282 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING IN THE WEST LINE OF A 2.15 ACRE TRACT DESCRIBED IN A DEED FROM THE COOPER GROCERY COMPANY, INC. TO T. M. LEE AND H. P. LEE, DATED MAY 17, 1922 AND RECORDED IN VOLUME 190, PAGE 243 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE NE CORNER OF THIS TRACT;

THENCE S 00 DEG. 02' 21" E, ALONG THE WEST LINE OF SAID 2.15 ACRE TRACT, 14.51' TO AN IRON ROD SET, BEING A CORNER OF SAID 2.15 ACRE TRACT, STATED TO BE THE SOUTH LINE OF NOW ABANDONED WOOD STREET, FOR THE SE CORNER OF THIS TRACT;

THENCE S 89 DEG. 44' 04" W, ALONG THE SOUTH LINE OF SAID ABANDONED STREET, 150.84' TO AN IRON ROD SET, BEING THE MOST WESTERLY NW CORNER OF SAID 2.15 ACRE TRACT, FOR THE SW CORNER OF THIS TRACT;

THENCE N 06 DEG. 11' 52" W, GENERALLY ALONG A FENCE, BEING AN EXTENSION OF THE WEST LINE OF SAID 2.15 ACRE TRACT, 14.59' TO A 2" PIPE POST FENCE CORNER, IN THE SOUTH LINE OF SAID GIST TRACT, FOR THE NW CORNER OF THIS TRACT;



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THENCE N 89 DEG. 44' 04" E, GENERALLY ALONG A FENCE ON THE SOUTH LINE OF SAID GIST TRACT, 152.40' TO THE POINT OF BEGINNING AND CONTAINING 2200 SQUARE FEET OF LAND.

ALL THAT CERTAIN 2244 SQUARE FOOT TRACT OUT OF THE GEORGE GREEN SURVEY ABSTRACT NO. 313 IN ERATH COUNTY, TEXAS, IN THE VILLAGE OF CLAIRETTE, TEXAS, BEING PART OF THE EASTERLY 215' OF A 117' X 340' TRACT DESCRIBED IN A DEED FROM THE METHODIST EPISCOPAL CHURCH SOUTH AT CLAIRETTE TO MELVIN CHANDLER, DATED SEPTEMBER 18, 1972 AND RECORDED IN VOLUME 479, PAGE 203 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTH LINE OF COUNTY ROAD NO. 270, BOSQUE STREET, BEING THE NW CORNER OF 2.15 ACRE TRACT DESCRIBED IN A DEED FROM J. B. MAYFIELD ET UX TO T. M. LEE, DATED JULY 20, 1909 AND RECORDED IN VOLUME 106, PAGE 310 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A DEED FROM THE COOPER GROCERY COMPANY, INC. TO T. M. LEE AND H. P. LEE, DATED MAY 17, 1922 AND RECORDED IN VOLUME 190, PAGE 243 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND ALSO BEING THE NE CORNER OF A 117' X 340' TRACT DESCRIBED IN A DEED FROM J. B. MAYFIELD AND I. E. MAYFIELD TO THE METHODIST EPISCOPAL CHURCH SOUTH AT CLAIRETTE, DATED NOVEMBER 11, 1986 AND RECORDED IN VOLUME 119, PAGE 20 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE NE CORNER OF THIS TRACT;

THENCE S 00 DEG. 53' 31" E, ALONG THE EAST LINE OF SAID 117' X 340' TRACT, AND THE WEST LINE OF SAID 2.15 ACRE TRACT, 117.00' TO AN IRON ROD SET, FOR THE SE CORNER OF SAID 117' X 340' TRACT AND BEING A CORNER OF SAID 2.15 ACRE TRACT, FOR THE SE CORNER OF THIS TRACT;

THENCE S 88 DEG, 49' 14" W, ALONG THE SOUTH LINE OF SAID 117' X 340' TRACT, 19.18' TO AN IRON ROD SET, FOR A CORNER OF SAID 2.15 ACRE TRACT, BEING IN THE EAST LINE OF A TRACT DESCRIBED IN A CORRECTION DEED FROM PAULINE CHANDLER TO DANNY DELOY KARNES ET UX, DATED JANUARY 5, 1994 AND RECORDED IN VOLUME 858, PAGE 973 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR A CORNER OF THIS TRACT;

THENCE N 00 DEG. 53' 31" W, ALONG THE EAST LINE OF SAID KARNES TRACT, 117.00' TO AN IRON ROD FOUND AT THE NE CORNER OF SAID KARNES TRACT IN THE SOUTH LINE OF COUNTY ROAD NO. 270 (BOSQUE STREET), BEING IN THE NORTH LINE OF SAID 117' X 340' TRACT, FOR THE NW CORNER OF THIS TRACT;

THENCE N 88 DEG. 49' 14" E, ALONG THE NORTH LINE OF SAID 117' X 340' TRACT AND THE SOUTH LINE OF COUNTY ROAD NO. 270, 19.18' TO THE POINT OF BEGINNING AND CONTAINING 2244 SQUARE FEET OF LAND, MORE OR LESS.



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