

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Accepted for Filing in  
Refugio County, TX  
APR 10, 2017 12:41 PM  
by Krista Winton

**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: May 02, 2017

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

Place: THE FRONT PORCH ON THE EASTERN SIDE OF THE REFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

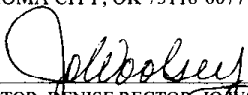
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 01, 2006 and recorded in Document VOLUME 191, PAGE 330 AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 227 PAGE 544 AND VOLUME 237 PAGE 617 AND CLERK'S FILE NO. 2014035079 real property records of REFUGIO County, Texas, with RONALD G. KELLY AND JANIE KELLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONALD G. KELLY AND JANIE KELLY, securing the payment of the indebtednesses in the original principal amount of \$44,602.00, 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



JIM RECTOR, DENISE RECTOR, JOY WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, VICKI HAMMONDS OR BARBARA SANDOVAL  
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 REFUGIO County Clerk and caused to be posted at the REFUGIO County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT "A"**

LOT FOUR (4), AND THE NORTH ONE-HALF (N1/2), OF LOT THREE (3), BLOCK FOUR (4), MISSION HEIGHTS ADDITION TO THE TOWN OF REFUGIO, REFUGIO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 1 OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS.

