



NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND ALL IMPROVEMENTS SITUATED THEREON, LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOTS 6, 7, 8 AND 9, BLOCK 1, RA AND TC FITZGERALD ADDITION TO THE CITY OF BANGS, BROWN COUNTY, TEXAS AND BEING THE CORNER OF 4TH STREET AND PHILLIPS STREET IN SAID CITY.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/20/2006 and recorded in Book 1610 Page 93 real property records of Brown County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

- Date: 09/03/2019
Time: 10 00 AM
Place: Brown County, Texas at the following location ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust

5. Obligations Secured. The Deed of Trust executed by HAROLD JAY BOYER AND SUSAN BOYER, provides that it secures the payment of the indebtedness in the original principal amount of \$24,812 00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note SPRINGLEAF FINANCIAL SERVICES, INC is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is SPRINGLEAF FINANCIAL SERVICES, INC. c/o SELECT PORTFOLIO SERVICING, INC , 3217 S. Decker Lake Dr , Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt

6. Order to Foreclose. SPRINGLEAF FINANCIAL SERVICES, INC. obtained a Order from the 35th District Court of Brown County on 02/26/2019 under Cause No CV1704122 The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec 51 0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JUANITA COX, LINDA REPERT, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, L. KELLER MACKIE, MICHAEL W. ZIENTZ OR BRANDON WOLF, Substitute Trustee to act under and by virtue of said Deed of Trust

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.

[Signature]
Mackie Wolf Zientz & Mann, P C
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Vori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]
JUANITA COX, LINDA REPERT, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, L. KELLER MACKIE, MICHAEL W ZIENTZ OR BRANDON WOLF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am [Signature] whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd , Suite 222, Rockwall, TX 75087 I declare under penalty of perjury that on 7/25/2019 I filed this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court

