

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: October 02, 2018

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

Place: FRONT STEPS OF THE NAVARRO 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 18, 2009 and recorded in Document CLERK'S FILE NO. 00002384 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00003673 real property records of NAVARRO County, Texas, with VERNON HARRIS, JR., grantor(s) and AMERICAN GENERAL FINANCIAL SERVICES, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VERNON HARRIS, JR., securing the payment of the indebtednesses in the original principal amount of \$54,221.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ALTA REO, LLC 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
9990 RICHMOND AVENUE SUITE 400 SOUTH
HOUSTON, TX 77042



JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
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 NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: _____
Date: _____

2018-98
FILED FOR RECORD
AT 8:48 O'CLOCK AM
SEP 10 2018
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MICHAEL SHIRE LEAGUE SURVEY, ABSTRACT 10, NAVARRO COUNTY, TEXAS, AND BEING LOT SEVEN (7) OF THE BUCHANAN ADDITION, SECTION 1, OF THE TOWN OF ANGUS, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 5, PAGE 52, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



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