



## 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 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. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT "A"
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/09/2016 and recorded in Book 445 Page 336 Document 47171 real property records of Mcculloch County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  
 Date: 11/07/2017  
 Time: 10:00 AM  
 Place: Mcculloch County Courthouse, Texas, at the following location: THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE MCCULLOCH COUNTY COURTHOUSE, BRANDY TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 KATHLEEN F. GRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$57,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. *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 LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS, 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.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER  
 OR STEPHEN RAWLINGS  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

POSTED

OCT 16 2017

I am Linda Reppert Certificate of Posting  
 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 October 16, 2017 I filed this Notice of Foreclosure Sale at the office of the  
 Mcculloch County Clerk and caused it to be posted at the location directed by the Mcculloch County Commissioners Court.

TINA A. SMITH  
 MCCULLOCH COUNTY CLERK

**Exhibit A**

All of Lot No. 6, Taylor-Young Addition, to the City of Brady, McCulloch County, Texas, out of and a part of the Southwest corner of a 2 acre tract, said 2 acre tract being conveyed by Mary J. Gavit to W. L. Taylor and Maybell Taylor, by Deed dated December 1, 1945, recorded in Volume 118, Page 323, Deed Records, McCulloch County, Texas, out of the North part of H. & T.C. R.R. Co. Survey No. 179, Abstract No. 693, Certificate No. 33/3288, patented to H. & T.C. R.R. Co. by Patent No. 232, Volume 44, described by metes and bounds a follows:

Beginning at a 1/2" rod found for the Southwest corner of Taylor-Young Addition, the Northwest corner of Lot No. 1, Block No. 4, Stanburn Addition, and set for the Southwest corner of this Lot No. 6;

Thence North  $01^{\circ} 30'$  East 72 feet to a 1/2" rod found for the Southwest corner of Lot No. 5, the Northwest corner of Lot No. 6;

Thence East, 100.6 feet to a 1/2" rod found for the Southeast corner of Lot No. 5, the Southwest corner of Lot No. 11, the Northwest corner of Lot No. 12, the Northeast corner of this Lot No. 6;

Thence along the West line of Lot No. 12, the East line of Lot No. 6, South  $01^{\circ} 30'$  West, 72 feet to a 1/2" rod found for the Northeast corner of Lot No. 1, Block No. 4, Stanburn Addition, the Southwest corner of Lot No. 12, Taylor-Young Addition, the Northwest corner of Lot No. 26, Stanburn Addition, and set for the Southeast corner of this Lot No. 6;

Thence along the North line of Lot No. 1, Block No. 4, Stanburn Addition, the South line of this Lot No. 6, West 100.6 feet to the place of beginning.

**POSTED****OCT 16 2017****TINA A. SMITH  
McCULLOCH COUNTY CLERK**