



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 03/21/2014 and recorded in Book 389 Page 623 Document 140843 real property records of Jones County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 08/06/2019
Time: 01:00 PM
Place: Jones County, Texas, at the following location: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) 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 CHRISTOPHER W. HARRIS AND STEPHANIE HARRIS, provides that it secures the payment of the indebtedness in the original principal amount of \$218,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A., A National Banking Association D/B/A HomeDirect Mortgage is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A., A National Banking Association D/B/A HomeDirect Mortgage c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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 TERRY BROWDER, LAURA BROWDER, OR MARSHA MONROE, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TERRY BROWDER, LAURA BROWDER, OR MARSHA
MONROE
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Jones County Clerk and caused it to be posted at the location directed by the Jones County Commissioners Court.

POSTED NOTICE

DATE 7/16/19 TIME 11:43 AM


JONES COUNTY CLERK, JONES CO., TX

BY: 

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EXHIBIT "A"

3.00 acres of land out of the Southwest 1/4 of Section 3, M. E. P. & P. RR. Co. Survey, A-274, Jones County, Texas, and being the same land as described in deed recorded in Volume 360 Page 195 Official Public Records, Jones County, Texas.

BEGINNING at a point in County Road 389 and the west line of Section 3 from which the northwest corner of the Southwest 1/4 is called to bear N 1°20'31"E 100.00';

THENCE S 88°39'29" E passing a 5/8" iron pin found in the east line of County Road 389 at 16.4' and continuing a distance of 653.40' to a fence corner for the northeast corner of the tract described in Volume 360 Page 195 Official Public Records and being the northeast corner of this tract;

THENCE S 01°20'31" W a distance of 200.29' to a 1/2" iron pin set for the southeast corner of the tract described in Volume 360 Page 195 O.P.R. and being the southeast corner of this tract;

THENCE N 88°39'29" W passing a 1/2" iron pin set in the east line of County Road 389 at 637.00' and continuing a total distance of 653.40' to a point in the west line of Section 3 for the southwest corner of the tract described in Volume 360 Page 195 O.P.R. and being the southwest corner of this tract;

THENCE N 01°20'31" E with the county road and the west line of the survey a distance of 200.29' to the place of beginning and containing 3.00 acres of land.

No. 140843
FILED FOR RECORD
AT 9:30 O'CLOCK A M
ON THE 25th DAY OF
March A.D. 2014

LeeAnn Jennings
LeeAnn Jennings, County Clerk, Jones County, TX
BY Christina Ballardo
Deputy

STATE OF TEXAS
COUNTY OF JONES
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume
and Page of the Official Public Records of
Jones County, Texas.



LeeAnn Jennings
LeeAnn Jennings, County Clerk, Jones County, Texas

OFFICIAL PUBLIC RECORDS
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RECORDED 3-25-14