

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: August 01, 2017

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 December 09, 2014 and recorded in Document VOLUME 404, PAGE 276 real property records of JONES County, Texas, with JOE D SCIFRES AND DELINDA D SCIFRES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE D SCIFRES AND DELINDA D SCIFRES, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FRANKLIN AMERICAN MORTGAGE COMPANY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

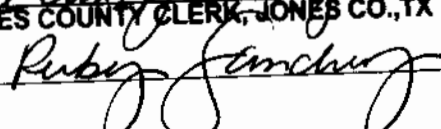
c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618


TERRY BROWDER, LAUBA BROWDER OR MARSHA MONROE
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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

POSTED NOTICE
DATE 7/10/17 TIME 2:55pm
Ruby Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: 



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EXHIBIT "A"

BEING LOT 1, BLOCK 4, OF THE HOLIDAY ACRES ADDITION (JONES COUNTY DEED RECORDS VOLUME 531, PAGE 344), TO THE CITY OF HAMLIN, JONES COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO JOE D. SCIFRES AND SPOUSE, DELINDA D. SCIFRES BY DEED FROM MICHAEL CRAIG FLOYD AND SPOUSE, KRISTAL DAWN FLOYD RECORDED 03/12/2007 IN VOLUME 259 PAGE 488, IN THE REGISTER'S OFFICE OF JONES COUNTY, TEXAS.



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