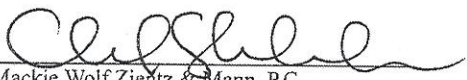



**NOTICE OF FORECLOSURE SALE**

**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: EXHIBIT A
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/16/2015 and recorded in Book 1188 Page 9585 Document 7362 real property records of Young County, Texas.
- 3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  
 Date: 07/02/2019  
 Time: 10:00 AM  
 Place: Young County Courthouse, Texas, at the following location: UNDER THE PORTICO AT THE NORTH ENTRANCE OF THE YOUNG COUNTY COURTHOUSE 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 LEMMIE JEAN GUHL AND WALTER LEWIS GUHL, JR., provides that it secures the payment of the indebtedness in the original principal amount of \$240,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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, MARSHA MONROE, DONNA STOCKMAN, DAVID STOCKMAN, ANGELA LEWIS, KATHY ARRINGTON OR BRENDA WIGGS, 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, MARSHA MONROE,  
 DONNA STOCKMAN, DAVID STOCKMAN, ANGELA LEWIS,  
 KATHY ARRINGTON OR BRENDA WIGGS  
 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 Young County Clerk and caused it to be posted at the location directed by the Young County Commissioners Court.

**EXHIBIT A  
LEGAL DESCRIPTION**

BEING 5.0 acres out of Lot 9 and Lot 10, Twin Oaks Subdivision. Said subdivision being part of T. E. & L. Company Survey No. 615, Abstract No. 708, Young County, Texas. Said subdivision recorded in Vol. 1 Pg. 326 of the plat records of said county. Said 5.0 acres being described in metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 10;

THENCE S 1°58' 10" E 460.5 feet with the east line of said Lot 10 to the northeast corner of a 5.831 acre tract;

THENCE N 88°18'37" W 45.77 feet with the north line of said 5.831 acre tract to an angle point;

THENCE N 69°43' 42" W 132.31 feet with the north line of said 5.831 acre tract to an angle point;

THENCE S 89°28'47" W 235.48 feet crossing Guhl Road a county road to the most south southwest corner of said 5.0 acres;

THENCE N 6°02'46" W 242.14 feet with the most south west line of said 5.0 acres to a fence corner;

THENCE S 88°17'43" W 252.53 feet with an existing fence to a fence corner;

THENCE N 3°04'09" W 166.73 feet with an existing fence to a point in the north line of said Lot 9;

THENCE S 88°02'17" E 274.15 feet with the north line of said Lot 9 to a 1/2 inch iron rod found at the northeast corner of said Lot 9;

THENCE S 89°10'35" E 400.53 feet with the north line of said Lot 10 to the point of beginning containing 5.0 acres more or less.

The company is prohibited from insuring the area or quantity of the land described herein. Therefore, the company does not represent the acreage or square footage calculations are correct. References to quantity are for informational purposes only and does not override Item 2 of schedule B hereof.