

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: January 02, 2018

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

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 16, 2016 and recorded in Document CLERK'S FILE NO. 2017-00000627 real property records of HOWARD County, Texas, with SARWEST CAPITAL LLC., grantor(s) and VISIO FINANCIAL SERVICES INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SARWEST CAPITAL LLC., securing the payment of the indebtedness in the original principal amount of \$32,425.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VFS XANTHOS, 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. CLEARSPRING LOAN SERVICES, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CLEARSPRING LOAN SERVICES, INC.
18451 N. DALLAS PARKWAY SUITE 100
DALLAS, TX 75287

Shelly Henderson

SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addicks, Texas 75001

Certificate of Posting

My name is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addicks, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

BY DEPUTY
Brent Zitterkopf
BRENT ZITTERKOPF
COUNTY CLERK HOWARD COUNTY

2017 NOV 27 PM 12:51

~~FILED~~
POSTED



EXHIBIT "A"

BEING LOT SEVEN (7), BLOCK THREE (3), PINER HEIGHTS, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN ENVELOPE 83/B, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

