

**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 12/30/2014 and recorded in Book 1433 Page 196 Document 2014-00008991 real property records of Howard County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 08/07/2018  
 Time: 10:00 AM  
 Place: Howard County Courthouse, Texas, at the following location: NORTH DOOR OF THE 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 GENE TANKESELY AND WYATT TANKESELY, provides that it secures the payment of the indebtedness in the original principal amount of \$135,350.00, 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 SHELLEY NAIL, JOHNIE EADS OR DONNA TROUT, 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  
Cari 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

SHELLEY NAIL, JOHNIE EADS OR DONNA TROUT  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Sherley Nail 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 6-21-18 I filed this Notice of Foreclosure Sale at the office of the  
Howard County Clerk and caused it to be posted at the location directed by the Howard County Commissioners Court.

2018 JUN 21 AM 11:36  
FILED  
POSTED  
DEPUTY CLERK  
HARRIS  
HARRIS

**EXHIBIT "A"**

**BEING a 2.024 acre tract of land, more or less, out of the SE/4 of Section 43, Block 31, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, and being more particularly described as follows:**

**BEGINNING at a 1/2" L.R. in the East Right-of-Way line of Holley Road in the SE/4 of Section 43, Block 31, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, for the SW corner of this tract; from whence the SE corner of said Section 43, bears S. 15° 25' W. 1679.55' and S. 74° 38' E. 2036.9';**

**THENCE N. 15° 25' W., along the East Right-of-Way line of said Holley Road, 410.55' to a 1/2" L.R. in the South Right-of-Way line on Interstate Highway No. 20 for the NW corner of this tract;**

**THENCE N. 64° 05' E., along the South Right-of-Way of said Interstate Highway No. 20, 208.7' to a 1/2" L.R. for the NE corner of this tract;**

**THENCE S. 15° 25' E., 448.55' to a 1/2" L.R. for the SE corner of this tract;**

**THENCE S. 74° 35' W. 205.2' to the PLACE OF BEGINNING; containing 2.024 acres of land, more or less.**