

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: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE WEST DOOR OF THE CLAY 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 July 03, 2008 and recorded in Document CLERK'S FILE NO. 63523 real property records of CLAY County, Texas, with MARY G BOWMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARY G BOWMAN, securing the payment of the indebtednesses in the original principal amount of \$43,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST BANK 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. SUNTRUST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST BANK  
1001 SEMMES AVENUE MAIL CODE RVW 3014  
RICHMOND, VA 23224

*Lynne Holiday*

LYNNE HOLIDAY, MERRY TIEMANN, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, OR MERYL OLSEN

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, L.L.P  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Lynne Holiday and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/28/19 I filed at the office of the CLAY County Clerk and caused to be posted at the CLAY County courthouse this notice of sale.

Certificate of Posting

*Lynne Holiday*  
Declarant's Name: Lynne Holiday  
Date: 2/28/19

**FILED FOR RECORD**

AT: 11:40 O'Clock A.M

FEB 28 2019

SASHA KELTON  
County Clerk, Clay County, Texas



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**EXHIBIT "A"**

LOT NUMBER SIX (6), BLOCK NUMBER TWENTY-NINE (29), HOWETH & ELDRIDGE ADDITION, AN ADDITION TO THE CITY OF HENRIETTA, CLAY COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME G, PAGE 37, CLAY COUNTY DEED RECORDS.



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