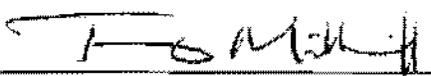


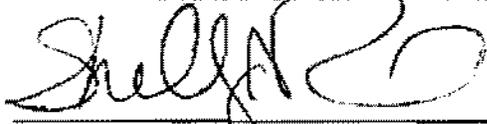
## NOTICE OF FORECLOSURE SALE

**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 03/07/2014 and recorded in Document 2014-1268 real property records of Gaines County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 07/04/2017  
Time: 01:00 PM  
Place: Gaines County Courthouse, Texas, at the following location: AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE WEST DOOR 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 DONNY C. CLAIR, provides that it secures the payment of the indebtedness in the original principal amount of \$275,793.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Solutions of Colorado, LLC is the current mortgagee of the note and deed of trust and MORTGAGE SOLUTIONS OF COLORADO, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Solutions of Colorado, LLC c/o MORTGAGE SOLUTIONS OF COLORADO, LLC, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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.**

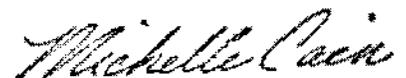
  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

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

I am Shelley Nail Certificate of Posting  
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254, I declare under  
penalty of perjury that on 6-12-17 I filed this Notice of Foreclosure Sale at the office of the Gaines County Clerk and  
caused it to be posted at the location directed by the Gaines County Commissioners Court.

#15

FILED  
6-12-17 3:45 PM  
Vicki Phillips, County Clerk  
Gaines County, Texas





## EXHIBIT A

A tract of land out of the South part of Lot 4 and the North part of Lot 5, Block 16, Western Hills Addition, Installment No. 3, to the City of Seminole, Gaines County, Texas, being all of that particular tract of land described in deed to Perry and Cheree McGuire as recorded in Document #R0002439, Official Public Records of Gaines County, Texas, Save and Except that certain 420 square foot tract described in deed from Perry and Cheree McGuire to Gary and Karen Jackson described in deed recorded in Volume 2012, Page 4667, Official Public Records of Gaines County, Texas, and all of that certain 387 square foot tract of land described in deed from Gary and Karen Jackson to Perry and Cheree McGuire described in deed recorded in Volume 2012, Page 4666, Official Public Records of Gaines County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½" iron rod found on the East line of said Lot 4 for the Northeast corner of this tract, from which the Northeast corner of said Lot 4 bears N.9°17'10"E. 19.00 feet;

**THENCE** S.9°17'10"W., at 86.0 feet pass the Southeast corner of said Lot 4 and the Northeast corner of said Lot 5, at 141.00 feet pass the Northeast corner of said Jackson to McGuire tract, in all 151.85 feet to a ½" iron rod found on the East line of said Lot 5, for the Southeast corner of said Jackson to McGuire tract and for the Southeast corner of this tract, from which the Southeast corner of said Lot 5 bears S.9°17'10"W. 39.15 feet;

**THENCE** N.81°21'33"W., at 71.30 feet pass the West corner of said Jackson to McGuire tract and the East corner of said McGuire to Jackson tract, in all 145.66 feet to the West line of said Lot 5 for the Northwest corner of said McGuire to Jackson tract and the Southwest corner of this tract, from which the Southwest corner of said Lot 5 bears S.8°08'51"W. 61.13 feet;

**THENCE** N.8°08'51"E., at 43.55 feet pass the Northwest corner of said Lot 5 and the Southwest corner of said Lot 4, in all 129.29 feet to a ½" iron rod found on the West line of said Lot 4 for the Northwest corner of this tract, from which the Northwest corner of said Lot 4 bears N.8°08'51"E. 18.94 feet;

**THENCE** EAST 150.18 feet to the PLACE OF BEGINNING.

2014-1268  
VICKI PHILLIPS  
COUNTY CLERK  
2014 Mar 10 at 11:16 AM  
GAINES COUNTY, TEXAS  
By: TB, DEPUTY