

SELECT PORTFOLIO SERVICING, INC. (SPS)  
BANKS, ESTATE OF SHERRY  
3394 FM 2339, BEN WHEELER, TX 75754

CONVENTIONAL  
Firm File Number: 17-029124

FILED FOR RECORD  
2019 AUG 29 PM 12:24  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 21, 2007, SHERRY BANKS, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK, F.S.B in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 00008584 Volume 2260, Page 245, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

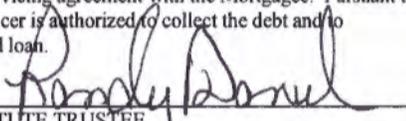
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Van Zandt** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

SEE EXHIBIT "A"

Property Address: 3394 FM 2339  
BEN WHEELER, TX 75754  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: TOWD POINT MORTGAGE TRUST 2017-FRE2, U.S. BANK NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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 property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

**EXHIBIT "A"**  
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Escrow/Closing # 7111416  
Doc ID # 00017673592508007  
MN 1000157-0008438758-4  
Doc ID # 00017673592508007  
MN 1000157-0008438758-4

TRACT ONE: BEING A 25.90 ACRE TRACT OF LAND SITUATED IN THE J. MCMILLION SURVEY, A-579, OF VAN ZANDT COUNTY, AND BEING THE SAME LAND AS A CALLED 27.75 ACRE TRACT OF LAND DESCRIBED IN DEED TO J.M. STEEL AS RECORDED IN VOLUME 763, PAGE 2 OF THE VAN ZANDT COUNTY, DEED RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH BOUNDARY LINE OF THE MCMILLION SURVEY AND BEING N 88 DEG. 05 MIN. E 644.43 FEET FROM THE NORTHWEST CORNER OF THE MCMILLION SURVEY;

THENCE: N 89 DEG. 39 MIN. 45 SEC. E ALONG THE FENCED NORTH LINE OF MCMILLION SURVEY 640.26 FEET TO A 1" PIPE FOUND FOR A CORNER AT THE OCCUPIED NORTHWEST CORNER OF THE F. MORGAN ESTATE;

THENCE: S 80 DEG. 04 MIN. 25 SEC. E ALONG THE FENCED WEST LINE OF SAID MORGAN ESTATE 1708.15 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE OCCUPIED MOST NORTHERLY NORTHEAST CORNER OF A CALLED 16.0571 ACRE TRACT DESCRIBED IN DEED TO INVESTMENT EQUITIES LTD., AS RECORDED IN VOLUME 788, PAGE 39 OF THE VAN ZANDT COUNTY DEED RECORDS;

THENCE: N 89 DEG. 49 MIN. 59 SEC. W ALONG THE FENCED NORTH LINE OF SAID 16.0571 ACRE TRACT 533.00 FEET PASSING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO B. F. STEEL AS RECORDED IN VOLUME 791, PAGE 703, AND CONTINUING A TOTAL DISTANCE OF 656.20 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF A CALLED 19.6819 ACRE TRACT DESCRIBED IN DEED TO JEWEL N. FRANKS AS RECORDED IN VOLUME 910, PAGE 584, OF THE VAN ZANDT COUNTY DEED RECORDS;

THENCE: N 89 DEG. 13 MIN. 35 SEC. W ALONG THE FENCED NORTH LINE OF SAID 19.6819 ACRE TRACT 26.99 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF A CALLED 26.06 ACRE TRACT DESCRIBED IN DEED TO EDDIE DIKE AS RECORDED IN VOLUME 752, PAGE 132, OF THE VAN ZANDT COUNTY DEED RECORDS;

THENCE: N 01 DEG. 22 MIN. 16 SEC. E ALONG THE FENCED EAST LINE OF SAID 26.06 ACRE TRACT 1702.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 25.90 ACRES OF LAND.

TRACT TWO: BEING A 1.57 ACRE TRACT OF LAND SITUATED IN THE J. MCMILLION SURVEY, A-579, AND THE B.B. & C.R.R. CO. SURVEY, A-112, AND BEING THE RESIDUE OF A TRACT OF LAND DESCRIBED IN DEED TO B. F. STEEL AS RECORDED IN VOLUME 791, PAGE 703, OF THE VAN ZANDT COUNTY DEED RECORDS, SAID 1.57 ACRE TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID B. F. STEEL TRACT;

THENCE: N 89 DEG. 49 MIN. 59 SEC. W ALONG A FENCE 123.20 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF A CALLED 19.6819 ACRE TRACT OF LAND DESCRIBED IN DEED TO JEWEL N. FRANKS AS RECORDED IN VOLUME 910, PAGE 584, OF THE VAN ZANDT COUNTY DEED RECORDS;

THENCE: S 07 DEG. 46 MIN. 37 SEC. E ALONG THE EAST LINE OF SAID 19.6819 ACRE TRACT A DISTANCE OF 1118.74 FEET TO AN 18" POST OAK FOUND FOR A CORNER ON THE SOUTH BOUNDARY LINE OF THE B.B. & C.R.R. CO. SURVEY, AND BEING THE SOUTHEAST CORNER OF THE SAID 19.6819 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID STEEL TRACT;

THENCE: N 01 DEG. 27 MIN. 26 SEC. W ALONG THE EAST LINE OF SAID STEEL TRACT 1108.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.57 ACRES OF LAND.