

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/2/2008

**Grantor(s)/Mortgagor(s):**  
WAYNE L. HIGGINS, ALSO KNOWN AS AND  
HAVING ACQUIRED TITLE AS WAYNE  
HIGGINS AND WIFE, ALICE B. HIGGINS, ALSO  
KNOWN AS AND HAVING ACQUIRED TITLE  
AS BELINDA HIGGINS

**Original Beneficiary/Mortgagee:**  
AMERICAN GENERAL FINANCIAL SERVICES, INC

**Current Beneficiary/Mortgagee:**  
OneMain Financial Services, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2008-006577

**Property County:**  
VAN ZANDT

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

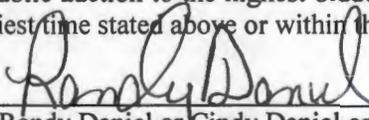
**Date of Sale:** 5/7/2019

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
\_\_\_\_\_  
Randy Daniel or Cindy Daniel or Jim O Bryant  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
2019 APR 16 AM 11:37  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP.

**MH File Number:** TX-18-67405-HE  
**Loan Type:** Conventional Residential

## Exhibit A

TX-18-67405-HE

BEING 1.00 acre of land situated in the JOHN P. NEWTON SURVEY, ABSTRACT NO. 631, Van Zandt County, Texas, and being a part of that certain called 109.0 acre tract described in a Warranty Deed with Vendor's Lien, dated January 17, 1995, from DOROTHY MORMON, et al, to HERMAN MARTIN and wife, NANCY MARTIN, as found recorded in Volume 1335, Page 40 of the Real Records of Van Zandt County, Texas. Said 1.00 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail (found) for corner in the West line of the above referenced 109.0 acre tract, being located in the roadway of COUNTY ROAD NO. 2142, and being located South 04 deg. 00 min. 00 sec. West (bearing base, per Volume 1335, Page 40), a distance of 185.78 feet from the Northwest corner of said 109.0 acre tract. From said beginning point, a 1/2" iron rod (set) for reference bears South 85 deg. 48 min. 20 sec. East, a distance of 29.35 feet;

THENCE South 85 deg. 48 min. 20 sec. East, departing from said County Road and across said 109.0 acre tract, a distance of 439.07 feet to a 1/2" iron rod (set) for corner;

THENCE South 03 deg. 58 min. 56 sec. West, across said 109.0 acre tract, a distance of 98.39 feet to a 1/2" iron rod (set) for corner;

THENCE North 86 deg. 01 min. 04 sec. West, across said 109.0 acre tract, at 209.75 feet passing the Northeast corner of that certain called 1.0 acre tract described in a Warranty Deed from MYRTLE MARTIN, et al, to HERMAN H. MARTIN and wife, NANCY MARTIN (Volume 728, Page 353), continuing with the North line of said 1.0 acre tract, in all a total distance of 439.10 feet to a 60d nail (found) for corner in the West line of said 109.0 acre tract and being located in the roadway of COUNTY ROAD NO. 2142, from which a 1/2" iron rod (set) for reference bears South 86 deg. 01 min. 04 sec. East, a distance of 29.35 feet;

THENCE North 04 deg. 00 min. 00 sec. East, with the West line of said 109.0 acre tract and with the roadway of COUNTY ROAD NO. 2142, a distance of 100.02 feet back to the PLACE OF BEGINNING, and CONTAINING 1.00 acre of land, more or less.

BEING the same land in Warranty Deed dated August 28, 2002, from HERMAN MARTIN and wife, NANCY MARTIN to WAYNE HIGGINS and wife, BELINDA HIGGINS, recorded in Volume 1749, Page 61, Real Records of Van Zandt County, Texas.