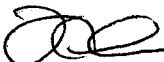



NOTICE OF FORECLOSURE SALE

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 05/10/2006 and recorded in Document 200600205292 real property records of Dallas County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 08/06/2019
 Time: 01:00 PM
 Place: Dallas County, Texas, at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 DAVID C. PETERS AND MILLIE L. PETERS, provides that it secures the payment of the indebtedness in the original principal amount of \$87,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2006-11 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2006-11 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 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 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman, 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
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ,
 MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna
 Stockman or David Stockman
 c/o AVT Title Services, LLC
 5177 Richmond Avenue Suite 1230
 Houston, TX 77056

Certificate of Posting
I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY _____

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 JUN 20 AM 10:49

FILED

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND OUT OF THE R. D. FALLON SURVEY, ABSTRACT NO. 489, DALLAS COUNTY, TEXAS, IN THE CITY OF SEAGOVILLE, TEXAS, AND BEING DESCRIBED IN DEED FROM JOHNNIE F. COOK AND WIFE, VANITIA A. COOK, TO RONALD L. KIDD AND WIFE, TRUDY A. KIDD, RECORDED IN VOLUME 83146, PAGE 505, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTHEAST R.O.W. LINE OF PUTMAN STREET (A 50 FOOT RIGHT OF WAY), SAID POINT BEING THE SOUTH CORNER OF SAID KIDD TRACT AND THE WEST CORNER OF A TRACT OF LAND CONVEYED TO WINONA PAULINE ARNOLD, RECORDED IN VOLUME 83037, PAGE 166, SAID DEED RECORDS;

THENCE NORTH 44 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.50 FEET ALONG THE NORTHEAST R.O.W. LINE OF SAID PUTNUM STREET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WEST CORNER OF SAID KIDD TRACT AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TODD EUGENE CHAPMAN, RECORDED IN VOLUME 86160, PAGE 5351, SAID DEED RECORDS;

THENCE NORTH 44 DEGREES 54 MINUTES 55 SECONDS EAST (DEED CALLS NORTH 43 DEGREES 55 MINUTES EAST), A DISTANCE OF 75.00 FEET WITH THE COMMON LINE BETWEEN SAID KIDD TRACT AND SAID CHAPMAN TRACT TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO EDWIN PUSTEJOWSKY, RECORDED IN VOLUME 86004, PAGE 581, SAID DEED RECORDS, SAID POINT BEING IN THE NORTH CORNER OF SAID KIDD TRACT AND THE EAST CORNER OF SAID CHAPMAN;

THENCE SOUTH 49 DEGREES 52 MINUTES 43 SECONDS EAST (DEED CALLS SOUTH 49 DEGREES 53 MINUTES EAST), A DISTANCE OF 134.50 FEET ALONG THE COMMON LINE BETWEEN SAID KIDD TRACT AND SAID PUSTEJOWSKY TRACT TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID KIDD TRACT, THE SOUTH CORNER OF SAID PUSTEJOWSKY TRACT, THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EDWIN PUSTEJOWSKY, RECORDED IN VOLUME 85101, PAGE 177, SAID DEED RECORDS, AND THE NORTH CORNER OF AFORESAID ARNOLD TRACT;

THENCE SOUTH 45 DEGREES 15 MINUTES 50 SECONDS WEST (DEED CALLS SOUTH 44 DEGREES 24 MINUTES WEST), A DISTANCE OF 86.75 FEET WITH THE COMMON LINE BETWEEN SAID KIDD TRACT AND AFORESAID ARNOLD TRACT TO THE POINT OF BEGINNING AND CONTAINING 10,817 SQUARE FEET OR 0.248 ACRE OF LAND, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any

statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Cynthia Figueroa Calhoun

Cynthia Figueroa Calhoun, County Clerk

Dallas County TEXAS

June 07, 2006 08:46:29 AM

FEE: \$68.00

200600205292