

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: 10/02/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brewster County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/18/2011 and recorded in the real property records of Brewster County, TX and is recorded under Clerk's File/Instrument Number 90087 with Linda Marie Duncum (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Iberiabank Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Linda Marie Duncum, securing the payment of the indebtedness in the original amount of \$192,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Specialized Loan Servicing LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

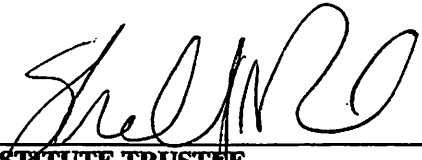
5. Property to be Sold. ALL OF LOT FIFTEEN (15), DOUBLE DIAMOND RANCH VETERANS ADDITION, AS PER A REPLAT ON FILE IN ENVELOPE #198, PLAT RECORDS, AND DESCRIBED IN VOLUME 188, PAGE 234, OFFICIAL PUBLIC RECORDS, IN THE OFFICE OF THE COUNTY CLERK, BREWSTER COUNTY, TEXAS.

At 8:30 o'clock AM
Date 8-23-2018
FILED
By BERTA RIOS-MARTINEZ
County Clerk, Brewster County, TX
Deput



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Specialized Loan Servicing LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

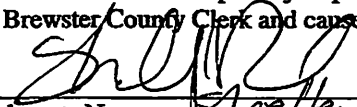
Specialized Loan Servicing, LLC
8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129



SUBSTITUTE TRUSTEE
Shelley Nail, Donna Trout, Johnie Eads
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-23-18 I filed at the office of the Brewster County Clerk and caused to be posted at the Brewster County courthouse this notice of sale.


Declarants Name: Shelley Nail
Date: 8-23-18