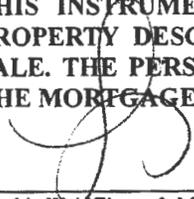


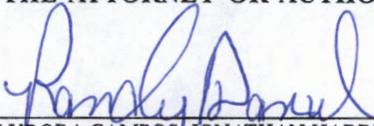
## NOTICE OF FORECLOSURE SALE

**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 04/07/2016 and recorded in Document 2016-003394 real property records of Van Zandt County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 01/02/2019  
Time: 10:00 AM  
Place: Van Zandt County Courthouse, Texas, at the following location: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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 JAMES I. MARTIN AND JUDY E. MARTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$347,310.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC UNION FINANCIAL, LLC. is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC UNION FINANCIAL, LLC. c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 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 AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF, 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

  
AURORA CAMPOS, JONATHAN HARRISON, MARKCOS  
PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER  
HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON,  
RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT, LISA  
BRUNO, DANA KAMIN, MERYL OLSEN, MICHAEL W. ZIENTZ,  
WES WEBB OR CARL NIENDORFF  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

### 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 Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.

## Exhibit "A"

All that certain lot, tract or parcel of land situated in the Mississippi School Land Survey A-673, Van Zandt County, Texas, more being all of a certain 34.25 acre tract as found to Whittely Deed dated April 3<sup>rd</sup>, 1889 from Grace Giles Stewart et al to William Gray Lovett and Debbie Rosses to wit as first recited in Volume 1583, Page 120, Book Records, Van Zandt County, Texas and being more fully described as follows:

BEING MORE or a portion of the corner of County Road 1214 at the Southeast corner of said 34.25 acre tract more being the Southeast corner of the four (4) 1/2111 acre rod reference was 94 being North 00 deg. 03 min. 25 sec. East 16.76 feet.

THENCE West 1519.02 feet with the center of County Road 1214 said with the South line of said 34.25 acre tract to a point for the Southeast corner of said 34.25 acre tract as 1116 being on the Southeast R.O.W. line of Fm 17 and on the line of a survey.

THENCE with the Southeast R.O.W. line of Fm 17 and with the line of a survey to the left which has a westerly bearing and distance of North 42 deg. 12 min. 09 sec. East 972.89 feet, a general angle of 55 deg. 26 min. 00 sec., a radius of 992.14 feet, and an arc distance of 919.90 feet to a point for the P.T. of said curve from which a 1/2" iron rod reference was set being North 63 deg. 19 min. 29 sec. West 1.69 feet.

THENCE North 17 deg. 25 min. 06 sec. East 1079.19 feet with the East R.O.W. line of Fm 17 and with the West line of said 34.25 acre tract to a point for the Northwest corner of said 34.25 acre tract more being the Southeast corner of a certain 19.884 acre tract now or formerly owned by Marjorie and LeVern Blaney (Vol. 992, Pg. 260, RRVZC17) from which a 3/8" iron rod and was given for a reference to the Southeast corner of said 19.884 acre tract was found being North 83 deg. 46 min. 37 sec. West 3.95 feet and also no reference that corner a 1/2" iron rod was set being North 34 deg. 15 min. 11 sec. East 28.66 feet.

THENCE South 89 deg. 46 min. 37 sec. East 577.71 feet with the North line of said 34.25 acre tract to a 1/2" iron rod set for the Northwest corner of same.

THENCE South 89 deg. 46 min. 25 sec. West 1711.11 feet with the East line of said 34.25 acre tract to the Point of Beginning containing 34.25 acres of land.