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BY: 

NOTICE OF 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.

Foreclosure Sale Information:

Date: Tuesday, the 1st day of August, 2017
Time: 1:00PM or within three hours thereafter.
Place: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated 10/10/2007 and recorded in Hunt County, Texas in Book 1662 Page 1 Instrument 16390 with CRYSTAL LYNN VENABLE AND STACY LYNN VENABLE, grantor(s) and THE AMERICAN NATIONAL BANK OF TEXAS, mortgagee.

Property to be Sold "AS IS": (See Attached Exhibit "A")


Reported Address: 4963 CR 3403, LONE OAK, TX 75453

Obligations Secured: Deed of Trustee executed by CRYSTAL LYNN VENABLE AND STACY LYNN VENABLE provides that it secures the payment of the indebtedness in the amount of \$121,400.00, and obligations therein described including but not limited to (a) the promissory note and (b) all modifications, renewals and extensions of the note. Ditech Financial LLC is the current mortgagee of the note and Deed of Trust and Ditech Financial LLC is the mortgage servicer who represents the current mortgagee and is authorized to collect the debt per Texas Property Code § 51.0025 and who's address is 2100 E. Elliot RD Bldg 94 Mail stop T-140, Tempe, AZ 85284.

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.

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 Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee(s) address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254



Michael Burns, SBN 24054447
Buckley Madole, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HENRY RILEY SURVEY, ABSTRACT NO. 906, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM MICHAEL KEITH HAMBRICK, ET AL, TO N AND H ENTERPRISES AS RECORDED IN VOLUME 249, PAGE 382, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE CITED N AND H TRACT, SAID POINT BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 3403;
THENCE EAST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 166.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID N AND H TRACT, SAID POINT BEING IN THE WEST LINE OF U.S. HIGHWAY NO. 69;
THENCE S 33 DEG. 41 MIN. 47 SEC. E ALONG THE WEST LINE OF SAID HIGHWAY, A DISTANCE OF 211.39 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;
THENCE S 07 DEG. 17 MIN. 07 SEC. E ALONG THE WEST LINE OF SAID HIGHWAY, A DISTANCE OF 154.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL AND ASSOC." SET FOR CORNER;
THENCE WEST A DISTANCE OF 318.64 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL AND ASSOC." SET FOR CORNER IN THE WEST LINE OF THE ABOVE CITED N AND H TRACT;
THENCE N 02 DEG. 36 MIN. 05 SEC. E ALONG THE WEST LINE OF SAID N AND H TRACT, A DISTANCE OF 329.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

Return to: Buckley Madole, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254