


NOTICE OF FORECLOSURE SALE

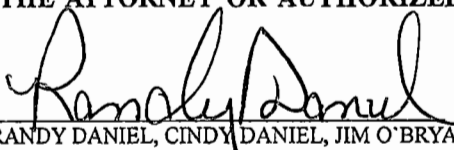
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 07/21/2009 and recorded in Document 2009-8908 real property records of Hunt County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 01/02/2018
 Time: 12:00 PM
 Place: Hunt County Courthouse, Texas, at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 VERA AGNEW, provides that it secures the payment of the indebtedness in the original principal amount of \$38,710.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 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 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, 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
 Tracey Midkiff, Attorney at Law
 Marissa Sibal, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254



 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB
 OR MICHAEL W. ZIENTZ
 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 Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

FILE FOR RECORD
 JENNIFER LINDENZMEIG
 COUNTY CLERK HUNT CO. TX
 17 DEC 12 AM 11:27
 BY: _____
 DEPUTY

EXHIBIT A

BEING all of that tract of land in the City of Caddo Mills, Hunt County, Texas, and being all of that called 0.24 acres of land described in a deed to Emmanuel Missionary Baptist Church as recorded in Volume 1717, Page 246 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 3/8 inch steel rod found in the East line of Caddo Street, at the Southwest corner of said 0.24 acres, and the Northwest corner of that tract of land described in a deed to Thomas H. Myers and wife Delfina Myers as recorded in Volume 976, Page 629 of the Real Property Records of Hunt County, Texas;

THENCE North 00 degrees 36 minutes 19 seconds West, 114.87 feet along said line of Caddo Street to a 1 inch steel rod found at the Northwest corner of said 0.24 acres, and the Southwest corner of that tract of land described in a deed to The Caddo Mills Independent School District as recorded in Volume 863, Page 906 of the Real Property Records of Hunt County, Texas;

THENCE South 87 degrees 51 minutes 22 seconds East, 84.00 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said 0.24 acres, and in the West line of that called 10.76 acres of land described in a deed to The Caddo Mills Independent School District as recorded in Volume 807, Page 355 of the Real Property Records of Hunt County, Texas;

THENCE South 13 degrees 39 minutes 03 seconds East, 113.00 feet to a 3/8 inch steel rod found at the Southeast corner of said 0.24 acres, and the Northeast corner of said Myers tract;

THENCE South 89 degrees 00 minutes 00 seconds West, 109.41 feet along the South line of said 0.24 acres to the POINT OF BEGINNING, containing 0.249 acres of land.

FILED AND RECORDED Instrument# 2009-8908
07/22/2009 03:28:39 PM Pages: 19
Linda Brooks-County Clerk
By: dianem, Hunt County, TX

NTT