

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 05/29/2015 and recorded in Document 2015003780 real property records of Cass County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 03/05/2019

Time: 10:00 AM

Place: Cass County Courthouse, Texas, at the following location: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, TEXAS 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.

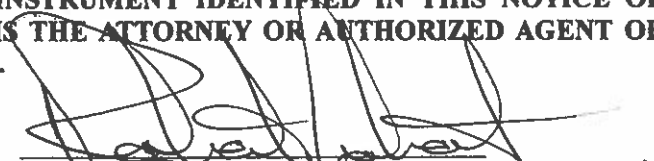
5. **Obligations Secured.** The Deed of Trust executed by CHRISTOPHER FOREMAN AND ANITA RAIBON FOREMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$35,386.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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



ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, 02-12-19
SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD
OR ALLAN JOHNSTON
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 Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.

FILED FOR RECORD
2019 FEB 12 AM 11:01
AMY L. YARNELL
CASS COUNTY CLERK



EXHIBIT "A"

ALL THAT CERTAIN 15.00 ACRES IN THE JAMES SALLEY SURVEY. ABSTRACT NO. 7, CASS COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 1270.80 ACRES AS DESCRIBED IN WARRANTY DEED FROM RHYNE SIMPSON, JR TO EAGLE LANDING, INC AS RECORDED IN VOLUME 739, PAGE 413, REAL PROPERTY RECORDS AND ALSO BEING ALL OF TRACT 44, UNIT C, SECTION FIVE AND A PORTION OF TRACT 45, UNIT C, SECTION FIVE, EAGLE LANDING AS RECORDED IN VOLUME 7, PAGE 2, PLAT RECORDS AND THE 15.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: CONCRETE MONUMENT FOUND IN EAST R.O.W. LINE TEXAS F.M. 161 AND WEST BOUNDARY SECTION FIVE AT SOUTHEAST CORNER TRACT 44, UNIT C, SECTION FIVE AND SOUTHWEST CORNER TRACT 15, UNIT B, SECTION FIVE FOR SOUTHEAST CORNER 15.00 ACRES;

THENCE: WITH EAST ROW, LINE TEXAS F.M. 161 AS FOLLOWS:
N 57° 31' 53" W, 482.30 FEET TO CONCRETE MONUMENT FOUND;
N 61° 20' 44" W, 300.67 FEET TO CONCRETE MONUMENT FOUND AT SOUTHWEST CORNER TRACT 44, UNIT C SECTION FIVE AND SOUTHEAST CORNER TRACT 45, UNIT C, SECTION FIVE;
N 57° 31' 53" W, 225.80 FEET TO CONCRETE MONUMENT FOUND;
ALONG CURVE TO RIGHT HAVING CENTRAL ANGLE 7° 14' 56" SUBTENDED ALONG AN ARC 234.06 FEET WITH RADIUS 849.86 FEET AND CHORD BEARING N 53° 52' 39" W, 233.90 FEET TO 1/2 INCH REBAR SET FOR NORTHWEST CORNER:

THENCE: N 45° 43' 02" E, WITH COMMON MARKED BOUNDARY, PASSING 1/2" REBAR SET FOR REFERENCE AT 584.43 FEET, AND CONTINUING IN ALL 610.33 FEET TO 60d SPIKE SET IN CHINQUAPIN CIRCLE (CR1524) AT NORTHWEST CORNER TRACT 45, UNIT C, SECTION FIVE AND SOUTHEAST CORNER TRACT 46, UNIT C, SECTION FIVE FOR NORTHWEST CORNER 15.00 ACRES;

THENCE: S 59° 26' 10" E, 886.36 FEET WITH CHINQUAPIN CIRCLE TO 60d SPIKE FOUND AT NORTHEAST CORNER TRACT 44, UNIT C, SECTION FIVE AND NORTHWEST CORNER TRACT 15, UNIT B, SECTION FIVE FOR NORTHEAST CORNER 15.00 ACRES:

THENCE: S 13° 14' 03" W, WITH COMMON MARKED BOUNDARY PASSING 1/2" REBAR FOUND FOR REFERENCE AT 26.13 FEET, AND CONTINUING IN ALL 655.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.00 ACRES OF LAND, MORE OR LESS.