


**NOTICE OF FORECLOSURE SALE**

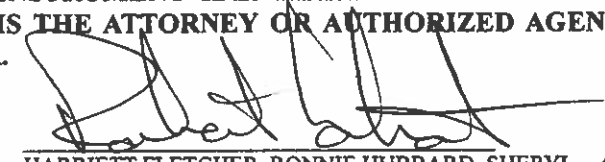
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 12/19/2007 and recorded in Document 2007006831 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 DAVID W BUSTIN AND THERESA E BUSTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$52,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust c/o FAY SERVICING, LLC, 440 S. Lasalle, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. *Order to Foreclose.* Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust obtained a Order from the 5th District Court of Cass County on 10/12/2018 under Cause No. 16C678. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER OR SHARON ST. PIERRE, 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

  
 HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER OR SHARON ST. PIERRE  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

02-07-19

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 in 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  
 19 FEB - 7 AM 10: 18  
 AMY L. VARNELL  
 CASS COUNTY CLERK



## Exhibit "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND SITUATED IN THE THOMAS J. RICHEY SURVEY A-892, CASS COUNTY, TEXAS ON THE NORTH SIDE OF WEST PARKVIEW DRIVE IN THE CITY OF ATLANTA, BEING KNOWN AS ALL OF LOT 22 AND THE WEST HALF OF LOT 23 IN BLOCK A OF THE JOHN R. CAVER HIGH SCHOOL ADDITION TO THE CITY OF ATLANTA, TEXAS, RECORDED IN VOLUME 2, PAGE 63 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF A LOT FOR J.T. STAMPS, BEING THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 23, BLOCK A, SAID CORNER BEING NORTH 86 DEGREES 40 MINUTES 00 SECONDS WEST 150.07 FEET ALONG THE NORTH LINE OF WEST PARKVIEW DRIVE FROM THE WEST LINE OF HIGH SCHOOL LANE;

THENCE NORTH 00 DEGREES 41 MINUTES 45 SECONDS WEST 119.87 FEET ALONG THE WEST LINE OF THE EAST HALF OF LOT 23, BLOCK A, TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF A 4 FOOT EASEMENT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE NORTH 86 DEGREES 43 MINUTES 05 SECONDS WEST 150.07 FEET WITH THE SOUTH LINE OF SAID 4 FOOT EASEMENT TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 41 MINUTES 45 SECONDS EAST 119.73 FEET WITH THE WEST LINE OF LOT 22, BLOCK A TO A 5/8 INCH ROD FOUND IN THE NORTH BOUNDARY LINE OF WEST PARKVIEW DRIVE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 86 DEGREES 40 MINUTES 00 SECONDS EAST 150.07 FEET WITH SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING.

BEING THAT PARCEL OF LAND CONVEYED TO DAVID BUSTIN AND THERESA BUSTIN FROM KELLY M. ROSE AND KAREN L. ROE BY THAT DEED DATED 06/17/2004 AND RECORDED 06/23/2004 IN DEED BOOK 1235, AT PAGE 53 OF THE CASS COUNTY, TX PUBLIC REGISTRY.

TAX MAP REFERENCE: 26432

14-000009-510