

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: December 04, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR A DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

FILED FOR RECORD
2018 NOV 29 AM 10:12
FARMERS BRANCH
COUNTY CLERK
VAN ZANDT CO. TX

2. Terms of Sale. Cash.

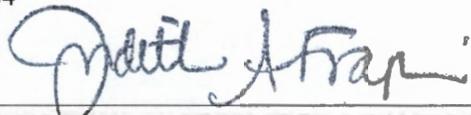
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2016 and recorded in Document CLERK'S FILE NO. 2016-003625 real property records of VAN ZANDT County, Texas, with MARK OVERTURF AND NICOLE OVERTURF, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARK OVERTURF AND NICOLE OVERTURF, securing the payment of the indebtednesses in the original principal amount of \$198,341.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY SUITE 500
FARMERS BRANCH, TX 75234



AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN, JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: _____
Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, AND BEING LOT FIFTEEN (15) OUT OF BLOCK ONE (1) OF ETHERIDGE FARM SUBDIVISION, PHASE II, TO THE CITY OF CANTON, TEXAS, AS SHOWN BY PLAT OF RECORD ON GLIDE 244B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.