

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 12/02/2016 and recorded in Document 20166010 real property records of Hopkins County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 01/02/2019
Time: 01:00 PM
Place: Hopkins County Courthouse, Texas, at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE COURTHOUSE 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 JACOB FERRELL, provides that it secures the payment of the indebtedness in the original principal amount of \$80,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Pacific Union Financial, LLC is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Pacific Union Financial, LLC c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 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 AURORA CAMPOS, RAMIRO CURVAS, PATRICK ZWIERS, DANA KAMIN, ZORAN W. SPASIC, SUE SPASIC, JON MURPHY HOWLE, SHANNAH HOWLE, HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL, 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.

[Signature]
Mackie Wolf Zentz & 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

[Signature]
AURORA CAMPOS, RAMIRO CURVAS, PATRICK ZWIERS, 11-29-18
DANA KAMIN, ZORAN W. SPASIC, SUE SPASIC, JON MURPHY
HOWLE, SHANNAH HOWLE, HARRIETT FLETCHER, ROBERT
LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN
JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD,
RANDY DANIEL OR CINDY DANIEL
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 Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 NOV 29 P 1:03
DEBbie SHIPLEY
COUNTY CLERK
DEPUTY

ALL that certain 0.24 acre lot, tract or parcel of land situated in the Elizabeth Melton Survey, Abstract No. 583, and being Lot 11-10, Block 402, City of Sulphur Springs, Hopkins County, Texas, and being all of the same land as a called 0.235 acre tract described in a deed from C&H Properties, Inc. to Raymond M. Miller and Tamara R. Miller as recorded in Volume 408, Page 749, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), said 0.24 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with pink cap stamped "Landmark LS" set at the northeast corner of said 0.235 acre tract and the southeast corner of a called 1.73 acre tract described as Tract One in a deed to Northside Self Storage as recorded in Volume 286, Page 516, Real Property Records, Hopkins County, Texas, (R.P.R.H.C.T.), and on the west right of way of Jackson Street for a corner, from said point a 60D nail found in a 6" wood fence post bears N 90°00'00" W a distance of 1.36 feet for a reference;

THENCE S 09°21'44" E along the east line of said 0.235 acre tract and the west right of way of said Jackson Street a distance of 100.07 feet to a 1/2" iron pipe found at the southeast corner of said 0.235 acre tract and the northeast corner of a called 0.217 acre tract described in a deed to Judy Lee Howser as recorded in Volume 672, Page 804, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), for a corner;

THENCE S 89°20'03" W along the south line of said 0.235 acre tract and the north line of said 0.217 acre tract a distance of 111.29 feet to a 60D nail set in a 3" wood fence post at the southwest corner of said 0.235 acre tract, the northwest corner of said 0.217 acre tract and on the east line of Tract One described in a deed to Dan Hamiter and wife, Unda Hamiter as recorded in Volume 640, Page 667, O.P.R.H.C.T., for a corner;

THENCE N 00°00'00" W along the west line of said 0.235 acre tract and the east line of said Hamiter tract a distance of 100.03 feet to a 5" wood fence corner post found at the northwest corner of said 0.235 acre tract, the northeast corner of said Hamiter tract and on the south line of said 1.73 acre tract for a corner;

THENCE N 90°00'00" E (Basis of Bearings) along the north line of said 0.235 acre tract and the south line of said 1.73 acre tract a distance of 95.00 feet to the POINT OF BEGINNING and containing 0.24 acres of land, more or less, also being known as 1055 N. Jackson Street, Sulphur Springs, Texas.

FILED AND RECORDED ON

DEC 06, 2016 AT 02:57P

AS A(H) OP RECORD

CLERK NUMBER 20166010 PAGES 15

AMOUNT: 82.00

RECEIPT NUMBER 16007625

BY KAY

STATE OF TEXAS HOPKINS COUNTY, TEX  
I hereby certify that this instrument was filed in  
file number sequence on the date and time stamped  
hereon by me and was duly recorded in the named  
records of Hopkins County, Texas.

DEBBIE SHIRLEY, COUNTY CLERK  
HOPKINS COUNTY, TEXAS

HOA