

2014-72

FILED FOR RECORD
AT 10:18 O'CLOCK A.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAY 12 2014

Matter No.: 010372-TX

Date: April 29, 2014

County where Real Property is Located: Navarro

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

ORIGINAL MORTGAGOR: WESTLEY EASTMAN AND ROBYN EASTMAN HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR PACIFIC UNION FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PACIFIC UNION FINANCIAL, LLC

MORTGAGE SERVICER: PACIFIC UNION FINANCIAL, LLC

DEED OF TRUST DATED 7/24/2012, RECORDING INFORMATION: Recorded on 7/25/2012 as Instrument No. 00006447,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN THE ALFRED LOTHLEN SURVEY ABSTRACT NO. 489, NAVARRO COUNTY, TEXAS, BEING LOTS 15, 16, AND 17 OF WOLF CREEK PARK NO. 3 ADDITION, RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/3/2014**, the foreclosure sale will be conducted in **Navarro** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PACIFIC UNION FINANCIAL, LLC is acting as the Mortgage Servicer for PACIFIC UNION FINANCIAL, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PACIFIC UNION FINANCIAL, LLC
1603 LBJ Freeway, Suite 500
Farmers Branch, TX 75234

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 property securing the above referenced loan.



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.


By: _____ Substitute Trustee
RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT
OR PAUL A. HOEFKER OR OLGA S. PANCHENKO

Return to:

PITE DUNCAN,LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
Fax #: 619-590-1385