

F9.
FILE FOR RECORDS
JENNIFER LINDENZ
COUNTY CLERK HUNT CO. TX
13 SEP 11 12:27
BY: DEPT. [Signature]

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 07/19/2013 and recorded in Document 2013-9087 real property records of Hunt County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 10/02/2018
 Time: 12:00 PM
 Place: Hunt County Courthouse, Texas, at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 STEVEN GREEN AND JULIE H. GREEN, provides that it secures the payment of the indebtedness in the original principal amount of \$86,704.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VILLAGE CAPITAL & INVESTMENT, LLC is the current mortgagee of the note and deed of trust and VILLAGE CAPITAL & INVESTMENT, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is VILLAGE CAPITAL & INVESTMENT, LLC c/o VILLAGE CAPITAL & INVESTMENT, LLC, 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 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, 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
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB
OR MICHAEL W. ZIENTZ
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 Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

NETCO File Number: VIX-1208764

Borrower Last Name: Green

Exhibit A
Legal Description

Being a 3.196 Acre lot, tract or parcel of land and being the West half of Lot 10 and all of Lot 11 of the Shady Lane Acres Subdivision situated in the Mary Latham Survey, Abstract No. 597, Hunt County, Texas, as described in the plat recorded in Cabinet D, Glide 280, Hunt County Plat Records, and being more particularly described as follows:
Beginning at a 3/8 inch iron rod found at the Northwest corner of said Lot 10 on the South line of a called 24.00 acre tract, more or less, described in a Deed to Robins as recorded in Volume 279, Page 648, Hunt County Deed Records, for a corner;
Thence North 90° 00' 59" East along the North line of said Lot 10 and the South line of said 4.00 acre tract a distance of 300.01 feet to a 1/2 inch iron rod set for a corner;
Thence South 02° 45' 12" East across said Lot 10 and along the East line of said Lot 11 and the West line of Lot 9 of said subdivision and the centerline of a 60 feet in width road right of way a distance of 464.63 feet, to a point at the southeast corner of said Lot 11 and at the Southwest corner of said Lot 9 and at the Northwest corner of a Lot 8 of said subdivision and at the Northeast corner of Lot 12 of said subdivision for a corner;
Thence South 90° 00' 00" West along the South line of said Lot 11 and the North line of said Lot 12 passing a 1/2" iron set for a reference at a distance of 30.10 feet and continuing a total distance of 300.00 feet to a 1/2" iron rod set at the Southwest corner of said Lot 11 and the Northwest corner of said Lot 12 for a corner;
Thence North 02° 45' 17" West along the West line of said Lot 11 and the West line of said Lot 10 a distance of 464.63 feet to the Point of Beginning and containing 3.196 acres of land more or less.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it.

Said Mobile Home is identified as follows:

Year/Make(Manufacturer)/Model: Benchmark
Serial/VIN Number(s): _AH02004625A/B
HUD Label/Seal Number(s):PFS0607484/PFS0607485

Commonly known as: 6222 Shady Acres Lane, Quinlan, TX 75474

Parcel Number: 78233