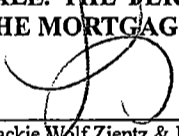


NOTICE OF FORECLOSURE SALE

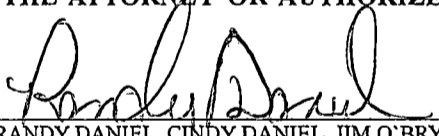
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 08/21/2015 and recorded in Document 20150825000050 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: 04/02/2019
 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 MICHAEL OSAMUDIAMNE OBAMWONYI AND MULEMU OBAMWONYI, provides that it secures the payment of the indebtedness in the original principal amount of \$36,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 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
 ✓ Jori 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



 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.


FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX
 19 FEB 21 AM 9:52
 BY:  DEPUTY

EXHIBIT A

SITUATED in Hunt County, Texas and being a tract or parcel of land, a part of land known as Quinn Land about 6 miles Northerly from Greenville, and a part of the E. Tidwell Survey, Abstract Number 1035, and the F. Quintana Survey, Abstract Number 866 and a part of land described in a Deed from Looney et al to Quinn per Volume 934 , Page 396 of Hunt County Deed Records, and more particularly described and bounded as follows:

BEGINNING at iron stake at metal fence post on Easterly Bdry of 15 acres sold by Quinn at a point 1014 feet S. 0° 07 min. 50 sec. W. from N. E. corner of said 15 acres, and said beginning point being also 4 feet South and thence 1309.5 feet N. 88° 30 min. W. from fence corner post at S. E. corner of 124.9 acre tract described as Tract 2 in said Deed to Quinn per Volume 934, Page 396 of Hunt County Deed Records, said beginning point being also the S. W. corner of 30 acres sold by Quinn;

THENCE S. 0° 07 min. 50 sec. W. along staked line and E. Bdry of 15 acres sold at a distance of 988 feet and to center of existing road;

THENCE S. 88° 30 min. E. and along center of road 441.8 feet to iron stake for corner, a metal post offset on N. edge of road;

THENCE N. 0° 01 min. 50 sec. E. and along stake line a distance of 988 feet to iron stake for corner on S. Bdry of 30 acres sold by Quinn;

THENCE N. 88° 30 min. W. and along S. Bdry of said 30 acres sold by Quinn 440 feet to the PLACE OF BEGINNING and containing 10 acres of land, the Southerly 30 feet of which are occupied by existing roadway.

TRACT TWO: DESCRIPTION OF 60 FOOT WIDE ACCESS ROADWAY TO ABOVE 10 ACRES:

BEING a strip or parcel of land 60 feet in width and 2293.09 feet in length, the outside boundaries of which are 30 feet on either side of and parallel with a center line described by traverse as follows:

BEGINNING at iron stake at center of existing roadway at S. W. corner of above described 10 acres;

THENCE N. 88° 30 min. W. 196.64 feet to turn;

THENCE N. 42° 46 min. 52 sec. W. along center of road 1356.45 feet to turn in road;

THENCE N. 89° W. along center of road 740 feet to intersection with Easterly Bdry. of State Hwy. Number 34 and end of traverse and containing 3.15 acres of land. now occupied by roadway.



Jennifer Lindenzweig
Hunt County Clerk

Order#:20150825000050

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Hunt County Clerk.

2015-10662
8/25/2015 3:24:03 PM

Jennifer Lindenzweig
Hunt County Clerk

MM

NTH