


FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

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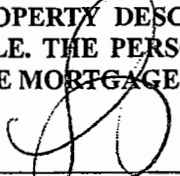
NOTICE OF FORECLOSURE SALE

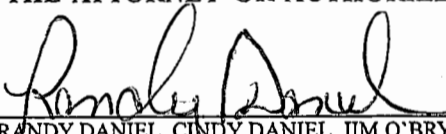
BY: 
DEPUTY

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 07/23/2008 and recorded in Book 1780 Page 156 Document 11785 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 ERNEST E. DUNN, provides that it secures the payment of the indebtedness in the original principal amount of \$91,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding, LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding, LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 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
 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.

Exhibit A

DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being known as Lot 6, Lot 7, and part of Lot 8 and Lot 9 of Block No. 2 of University Place, an Addition to said City, according to the Plat thereof recorded in Volume 200, Page 4 of the Map Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Slovall & Assoc." set for corner (hereinafter called 1/2" iron rod set for corner) at the Southeast corner of Block 2, and the Southeast corner of Lot 7, said point being in the West line of Main Street, and the in the North line of Airhart Street;

THENCE N. 89 deg. 40 min. 10 sec. W. along the North line of Airhart Street, and the South line of Lot 7, a distance of 165.00 feet to a 1/2" iron rod set for corner in the South line of Lot 8;

THENCE North, a distance of 100.00 feet to a 1/2" iron rod set for corner in the North line of Lot 9;

THENCE S. 89 deg. 40 min. 10 sec. E. along the North line of Lot 9, and Lot 8, a distance of 166.00 feet to a 1/2" iron rod set for corner in the West line of Main Street, and at the Northeast corner of Lot 8;

THENCE South, (**DIRECTIONAL CONTROL LINE**) along the West line of Main Street, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.379 acres of land, and also being known as 404 Main Street.

SPD