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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 03/22/2007 and recorded in Book 1580 Page 99 Document 4730 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: 06/04/2019
Time: 12:00 PM
Place: Hunt County, 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 ELLA MAE LEWIS, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 LINDENBERG
CLERK OF COUNTY CLERK
COUNTY OF HUNT CO. TX
19 MAY 19 AM 10:50
BY: _____
DEPUTY

EXHIBIT A

Being a tract or parcel of land situated in the City of Commerce, Hunt County, Texas, being part of the Wayne Barton Survey, Abstract No. 118, being the called 0.259 acre tract described in the deed from Loyd Guidry to Charles Ray Johnson, et ux, recorded in the Deed Records of Hunt County in Volume 805 at Page 845 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said 0.259 acre tract said corner being at the intersection of the east line of Ellen Street with the south line of Robin Circle;

THENCE N 89 deg. 46' 24 E with said south line of Robin Circle 38.45 feet to 1/2 inch iron rod found at the beginning of a curve to the left in said south line;

THENCE 28.21 feet in an easterly direction with said curve and south line having a radius of 30.00 feet, a central angle of 53 deg 52' 22" and a chord bearing S 83 deg 12' 02" E 27.18 feet to a 1/2 inch iron rod found at the northeast corner of said 0.259 acre tract, for a corner;

THENCE S 38 deg. 17' 55" E 132.72 feet to a 1/2 inch iron rod found at the southeast corner of said tract, for a corner, said corner being in the north line on an alley;

THENCE N 89 deg. 54' 35" W along the north line of said alley 144.02 feet to 1/2 inch iron rod found at the southwest corner of said tract, for a corner, said corner being in the east line of Ellen Street;

THENCE North with said east line 109.80 feet to return to the Place of Beginning and containing 0.260 acres of land.

Doc 4730 Bk 1580 Vol 99 Pg

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 29, 2007
at 03:10p

Document Number: 4730

Amount 68.00

By
Diane Wilburn
Linda Brooks,
County Clerk
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and has duly recorded in the value and page of the same records of Hunt County as stamped herein by me.

Mar 29, 2007

Linda Brooks, County Clerk
Hunt County

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/09

Exhibit A (Legal Description (Letter))

(NT07-038199.PFD/NT07-038199/48)

NTT