

**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.**

FILE FOR RECORD  
JENNIFER LINDENZWEIFIG  
9 NOV 12 PM 3:03  
DEPUTY

**Notice of Foreclosure Sale**

1. *Property to Be Sold.* The Property to be sold is described as follows:

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas fully described in the Exhibit "A" attached hereto and made a part hereof as though fully copied herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated January 19, 2016, executed by Terry L. Pittman, to Larry W. Green, Jr., Trustee, recorded under Document Number 2016-2897 of the Official Public Records of Hunt County, Texas, securing a Real Estate Lien Note dated January 19, 2016 payable to Pensco Trust Company FBO Robert Quinn IRA in the original amount of \$210,000.00.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: North steps of courthouse, including hallway area 20 feet inside north door on second floor, located at 2507 Lee Street, Greenville, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated January 19, 2016, executed by Terry L. Pittman, recorded under Document Number 2016-2897 of the Official Public Records of Hunt County, Texas.

The real Property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) Real Estate Lien Note in the original principal amount of \$210,000.00, executed by Terry L. Pittman, and payable to the order of Pensco Trust Company FBO Robert Quinn IRA ("Note"), and (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Terry L. Pittman. Pensco Trust Company FBO Robert Quinn IRA is the current holder of the Obligations and is the Beneficiary under the Deed of Trust.

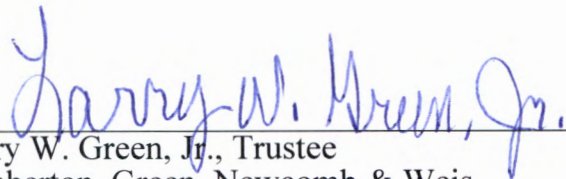
As of November 12, 2019, there is owed the amount of \$227,528.00 on the Note, being principal, interest and attorney fees.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Pensco Trust Company FBO Robert Quinn IRA, c/o Michael A. Roberts, 1705 Meadowview Road, Commerce, Texas 75428.

If you are a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) you should promptly notify the Trustee and the Beneficiary at the addresses set forth in this Notice. If you provide the Trustee with the Bankruptcy Case Number, no further action will be taken to enforce the lien described in this Notice. In addition, all of Beneficiary's claims, demands, and accruals regarding the Obligations as defined in this Notice, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute Trustee to conduct the sale.

Dated: November 12, 2019.



Larry W. Green, Jr., Trustee  
Pemberton, Green, Newcomb & Weis  
2507 Washington Street  
Greenville, Texas 75401  
(903) 455-1876  
(903) 455-1710 (facsimile)

## EXHIBIT "A"

BEING all that certain tract or parcel of land situated in Hunt County, Texas, being part of the M. Ward Survey, Abstract No. 1180, being part of the W.E. Sagle Survey, Abstract No. 1229, being Tract One and Tract Two of the Special Warranty Deed from Lincoln Trust Company FBO Robert Quinn IRA to PENSICO Trust Company FBO Robert Quinn recorded in/under Hunt County Clerk's File No. 2014-5032 and being more particularly described as follows;

BEGINNING at a ½ inch iron rod found at the southwest corner of said Tract Two, said corner being in Hunt County Road No. 4511, said point being the northwest corner of the 26.280 acres conveyed to PENSICO Trust Company by deed recorded recorded in/under Hunt County Clerk's File No. 2012-12729;

THENCE N 01°21'28" E joining and along a fence and with the east line of the 2.000 acres conveyed to Robbie Plunket and wife, Linda Plunket by deed recorded in Volume 1767, Page 625, Official Records of Hunt County, Texas, a distance of 424.69 feet to a ½ inch iron rod found at the southeast corner of the 15.000 acres conveyed to Franklin Wayne Crowell by deed recorded in Volume 877, Page 275, Deed Records of Hunt County, Texas, for a corner;

THENCE N 01°18'27" E along a fence and with the west line of said Tract Two and the east line of said 15.000 acres a distance of 960.71 feet to a 3/8 inch iron rod found at the southeast corner of the 40.000 acres conveyed to Stephen L. Razniak and wife, Helon Razniak by deed recorded in Volume 657, Page 33, Deed Records of Hunt County, Texas, for a corner;

THENCE N 00°20'09" E along a fence and with the east line of said 40.000 acres a distance of 530.40 feet to a fence corner found at the northwest corner of said Tract Two, for a corner, said point being the westernmost southwest corner of the 331.971 acres conveyed to Scott Anson Waller by deed recorded in Volume 525, Page 252, Real Property Records of Hunt County, Texas;

THENCE N 89°15'25" E with the westernmost south line of said 331.971 acres and the north line of said Tract Two and Tract One a distance of 1881.16 feet to a fence corner found at the northeast corner of said Tract One, for a corner;

THENCE S 00°08'56" W with the southernmost west line of said 331.971 acres and the east line of said Tract One a distance of 1936.36 feet to a point in County Road No. 4511 at the southeast corner of said Tract One, for a corner;

THENCE S 89°39'56" W along said Road and with the south line of said Tract One a distance of 594.26 feet to a 60 D nail found at the intersection of County Road No. 4511 and County Road No. 4512;

THENCE S 90°00'00" W continuing along County Road No. 4511 and with the south line of Tract One and Tract a distance of 1316.80 feet to return to the Point of Beginning and containing 83.724 acres of land.