


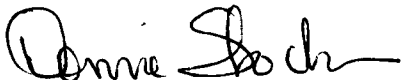
NOTICE OF FORECLOSURE SALE

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: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2009 and recorded in Document 2009-01297 real property records of Erath County, Texas. Re-filed in Document 2017-01465 real property records of Erath County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 06/05/2018
Time: 10:00 AM
Place: Erath County Courthouse, Texas, at the following location: SOUTH ENTRANCE OF THE COURTHOUSE 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 VALLIE F. TAYLOR, provides that it secures the payment of the indebtedness in the original principal amount of \$413,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS OR MICHELLE SCHWARTZ, 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


GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS OR MICHELLE SCHWARTZ
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 Erath County Clerk and caused it to be posted at the location directed by the Erath County Commissioners Court.

POSTED

_____ A.M. 3:55 P.M.

JAN 11 2018

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By _____ Deputy

EXHIBIT A

ALL THAT CERTAIN 29.66 ACRES OUT OF THE JOHN MCCORRESTER SURVEY, A-518, ERATH COUNTY, TEXAS, BEING TRACT ONE OF 20.9 ACRES, LESS THE EASTERLY 12.76 ACRES; TRACT TWO OF 9.183 ACRES AND TRACT THREE OF 12.23 ACRES. DESCRIBED IN DEED DATED JULY 20, 1990, FROM GLENDON R. CHICK, ET UX, TO VALLIE F. TAYLOR, RECORDED IN VOLUME 808, PAGE 06, DEED RECORDS OF ERATH COUNTY, TEXAS; ALL BEING PART OF A FORMER 88-1/3 ACRE TRACT CONVEYED TO J.J. MCCARTY BY DEED RECORDED IN VOLUME U, PAGE 318, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 29.66 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" PIPE CORNER POST IN NORTH AND WEST LINES OF ERATH COUNTY ROAD NO. 218, BEING APPROXIMATELY S. 60 DEG W. 4950 FEET AND N. 30 DEG W. 1715 FEET FROM SEC OF THE MCCORRESTER SURVEY, FOR FENCED SWC OF THE FORMER J.J. MCCARTY 88-1/3 ACRE

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TRACT. SWC OF SAID TRACT TWO OF 9.183 ACRES AND SWC OF THIS TRACT:

THENCE WITH FENCE AND EAST LINE OF DUFF AU CREEK ESTATES SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 101. PLAT RECORDS OF ERATH COUNTY, TEXAS, AND WITH WEST LINES OF THE 9.183 ACRES, THE 12.23 ACRES AND THE 20.9 ACRES AS FOLLOWS:

N. 19 DEG 17 MIN 49 SEC W. 227.13 FEET, A 3" PIPE POST;

N. 19 DEG 54 MIN 16 SEC W. 787.98 FEET, A 3" PIPE POST;

N. 17 DEG 32 MIN 11 SEC W. 54.08 FEET, A 3" PIPE POST;

N. 18 DEG 43 MIN 24 SEC W. 241.68 FEET. A 10" POST OAK;
AND

N. 09 DEG 31 MIN 02 SEC W. 66.40 FEET TO A 2" PIPE CORNER POST AT NWC OF THE FORMER 20.9 ACRE TRACT, IN WEST LINE OF THE FORMER 88-1/3 ACRES, FOR NWC OF THIS TRACT;

THENCE N. 60 DEG 00 MIN 00 SEC E. (BASE BEARING) WITH FENCE, CROSSING THE 88-1/3 ACRE TRACT, 910.19 FEET TO A 3/8" IRON ROD SET AT FENCE CORNER, AT NWC OF THE EXCEPTED 12.76 ACRES, FOR NEC OF THIS TRACT;

THENCE S. 21 DEG 07 MIN 26 SEC E. WITH GENERAL COURSE OF FENCE, CROSSING THE FORMER 88-1/3 ACRE TRACT AND WITH EAST LINE OF THE REMAINDER OF THE 20.9 ACRES, EAST LINE OF THE 12.23 ACRE TRACT AND EAST LINE OF THE 9.183 ACRE TRACT, 1397.64 FEET TO A 3/8" IRON ROD SET BY CORNER POST IN NORTH LINE OF ERATH COUNTY ROAD NO. 218, AT SEC OF THE 9.183 ACRE TRACT, FOR SEC OF THIS TRACT;

THENCE WITH FENCE AND NORTH SIDE OF ROAD, AS FOLLOWS:

S. 60 DEG 18 MIN 22 SEC W. 273.81 FEET, A 5" PIPE CORNER POST;

S. 62 DEG 11 MIN 25 SEC W. 45.37 FEET, A 5" PIPE CORNER POST; AND

S. 62 DEG 24 MIN 03 SEC W. 638.43 FEET TO THE PLACE OF BEGINNING, CONTAINING 29.66 ACRES, MORE OR LESS.

TEX. PROP. CODE § 5.028 CORRECTION INSTRUMENT

BDFTE No. 6615538

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