

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.

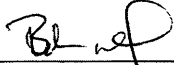
- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/05/2008 and recorded in Document 2008-02800927 real property records of Eastland County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 12/04/2018
 Time: 01:00 PM
 Place: Eastland County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY 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.

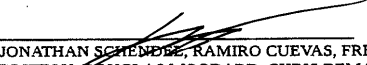
5. **Obligations Secured.** The Deed of Trust executed by RICKY LEE PANTER AND THERESA JOANNE PANTER, provides that it secures the payment of the indebtedness in the original principal amount of \$52,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 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 JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUGLAS WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR MARSHA MONROE, 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
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254



 JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUGLAS WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR MARSHA MONROE
 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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECEIVED 8.48A M.
 CATHY JENTHO, COUNTY CLERK
 OCT 25 2018
 EASTLAND COUNTY, TEXAS
 By  Deputy

02800927

EXHIBIT 'A'

File No.: 5222655n (NTT)
Property: 1018 S CRESENT ST, GORMAN, TX 76454

BEING A TRACT OF LAND, SITUATED IN THE NORTHWEST ONE-QUARTER (NW/4) OF SECTION 62, BLOCK 2, H&T. C. RY. CO. SURVEY, ALSO KNOWN AS THE GEO. PENDLEY SURVEY, ABSTRACT NO. 1930, IN EASTLAND COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 9 AND 10 BLOCK 8, BLOCK 10 AND BLOCK 9 OF DAVID'S SUBDIVISION IN THE CITY GORMAN, RECORDED IN SLIDE 88, PLAT RECORDS, EASTLAND COUNTY, TEXAS BEING A PORTION OF THAT SAME PROPERTY DESCRIBED IN THE DEED TO RICKY LEE PANTER AND THERESA J. PANTER, RECORDED IN VOLUME 2444, PAGE 221, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 62, BLOCK 2, H & T.C. RY. CO. SURVEY ALSO KNOWN AS GEO. PENDLEY SURVEY, ABSTRACT NO. 1930, EASTLAND COUNTY, TEXAS;

THENCE NORTH 90° 00' 00" EAST, AT 21.3 FEET PASSING THE SOUTHWEST CORNER OF SAID BLOCK 10, DAVID'S SUBDIVISION, IN ALL, 40.0 FEET AND NORTH 0° 00' 00" E, 210.0 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT), FOR THE POINT OF BEGINNING, OF THIS DESCRIBED TRACT, IN THE EAST LINE OF SOUTH CRESCENT STREET (ALSO KNOWN AS F.M. HIGHWAY NO. 679) FOR THE SOUTHWEST CORNER OF THE HIRST TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SANDRA JAYNE PORTER, RECORDED IN VOLUME 1513, PAGE 292, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS;

THENCE NORTH 0°00'00" E, (BASE BEARING PER DEED IN VOLUME 1276, PAGE 124, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS), 189.50 FEET ALONG THE EAST LINE OF SOUTH CRESCENT STREET TO A 3/4" PIPE FOUND (CONTROL MONUMENT), FOR THE NORTHWEST CORNER OF THE PANTER TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO TIMOTHY WAYNE PORTER AND WIFE, SHERRI LYNN PORTER, RECORDED IN VOLUME 1767, PAGE 45, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS;

THENCE SOUTH 89°57'59" E, 200.36 FEET ALONG THE COMMON LINE BETWEEN THE PANTER TRACT AND THE TIMOTHY WAYNE PORTER TRACT TO A 1" PIPE FOUND;

THENCE SOUTH 89°53'30" EAST, 102.81 FEET CONTINUING ALONG THE COMMON LINE BETWEEN THE PANTER TRACT AND THE TIMOTHY WAYNE PORTER TRACT TO A 1/2" PIPE FOUND FOR THE NORTHEAST CORNER OF THE PANTER TRACT SAME BEING THE OCCUPIED SOUTHEAST CORNER OF THE TIMOTHY WAYNE PORTER TRACT IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO TEDDY JAMES HIGGINBOTTOM, RECORDED IN VOLUME 578, PAGE 373, DEED RECORDS OF EASTLAND COUNTY, TEXAS; THENCE SOUTH 0° 02' 31" W, 190.02 FEET ALONG THE COMMON LINE BETWEEN THE PANTER TRACT AND THE HIGGINBOTTOM TRACT TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO SANDRA JAYNE PORTER, RECORDED IN VOLUME 2449, PAGE 96, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS;

THENCE NORTH 89° 50' 32" W, 158.03 FEET ALONG THE COMMON LINE BETWEEN THIS DESCRIBED TRACT AND THE PORTER TRACT IN VOLUME 2449, PAGE 96, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS TO A 1/2" REBAR ROD RECOVERED WITH A CAP STAMPED RPLS 1983 FOR THE NORTHWEST CORNER OF THE PORTER TRACT IN VOLUME 2449, PAGE 96, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE PORTER TRACT IN VOL. 1513, PAGE 292, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS;

THENCE NORTH 89°50'32" W., 145.00 FEET ALONG THE COMMON LINE BETWEEN THE HIRST TRACT AND THE SANDRA JAYNE PORTER TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.32 ACRES.

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