

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

Date: November 07, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 30, 2014 and recorded in Document VOLUME 1244, PAGE 98 real property records of MILAM County, Texas, with LIONEL E. WASHINGTON AND STEPHANIE WASHINGTON A/K/A STEPHANIE MCBRIDE AND CHRIS DEENER AND TABITHA DEENER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LIONEL E. WASHINGTON AND STEPHANIE WASHINGTON A/K/A STEPHANIE MCBRIDE AND CHRIS DEENER AND TABITHA DEENER, securing the payment of the indebtednesses in the original principal amount of 127,056.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY, SUITE 500
FARMERS BRANCH, TX 75234



PETE FLOREZ, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PAMELA THOMAS OR EVAN PRESS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on _____ I filed at the office of the MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

Declarants Name: _____
Date: _____

Filed 25th day of September
in 7:48, At 9 M.
County BARBARA VANS
Clerk, Milam County, Texas
By [Signature]
Deputy



NOS00000007030885

THE UNIVERSITY OF CHICAGO
 LIBRARY
 540 EAST 57TH STREET
 CHICAGO, ILL. 60637

804 SMITH ROAD
ROCKDALE, TX 76567

00000007030835



In Re: 0.658 Acres
City of Rockdale
David A. Thompson Survey, A-398
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas being part of the David A. Thompson Survey, Abstract No. 398 and being part of a "Second Tract" - 2.39 acres and further being all of Lots 7 and 8 of the Longmire Addition to the City of Rockdale (Slide 28C - 285/378) as conveyed from Tracy Longmire, et ux to Clifford K. Blackburn, et ux by Deed dated June 13, 1961 and being recorded in Volume 316, Page 156 of the Deed Records of said Milam County and being all interest to said same tract as conveyed from Clifford K. Blackburn to Ronnie M. Blackburn by Deed dated April 19, 1968 and being recorded in Volume 355, Page 194 of said Deed Records and being more particularly described by notes and bounds as follows, to wit:

COMMENCING at an iron pin set on the East line of Smith Road for the Northwest corner of Lot 1, Longmire Addition and for a common Southwest corner of said Lot 2 and said original 2.39 acre tract;

THENCE N20°53'03"W (Deed Bearing) - 315.11 feet with a common line between said Longmire Addition and said original 2.39 acre tract, same being the East line of said Smith Road to a point for the PLACE OF BEGINNING, same also being the Northwest corner of Lot 6, Longmire Addition and for a common southwest corner of said Lot 7 and this tract;

THENCE N20°52'00"W - 186.90 feet continuing with a common line between said Longmire Addition and said original 2.39 acre tract, same being the East line of said Smith Road to a point for the Southwest corner of Lot 9, Longmire Addition and for a common Northwest corner of said Lot 8 and this tract;

THENCE N69°37'04"E - 152.30 feet with a common line between said Lot 8 and said Lot 9 to a point on a common line between said Rockdale City Limits and said Longmire Addition, same also being a common line between said original 2.39 acre tract and a Ronnie M. Blackburn "First Tract" - 8.20 acres (315/156 & 355/194) for the Southeast corner of said Lot 9 and for a common Northeast corner of said Lot 8 and this tract;

THENCE S21°34'27"E - 186.90 feet with a common line between said Rockdale City Limits and said Longmire Addition, same also being a common line between said original 2.39 acre tract and said Blackburn 8.20 acre tract to a point for the Northeast corner of said Lot 6 and for a common Southeast corner of said Lot 7 and this tract;

THENCE S69°36'15"W - 154.56 feet with a common line between said Lot 6 and said Lot 7 to the PLACE OF BEGINNING and containing 0.658 acre of land.

I, W.L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 30th day of November, 1998.

W.L. Ferguson
W.L. Ferguson

In Re: 11.261 Acres
David A. Thompson Survey, A-398
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas being part of the David A. Thompson Survey, Abstract No. 398 and being all of a "First Tract" - 8.20 acres and part of a "Second Tract" - 2.39 acres and further being all of Lots 2 through 6 and 9 through 11 of the Longmire Addition to the City of Rockdale (Slide 28C - 285/378) as conveyed from Tracy Longmire, et ux to Clifford K. Blackburn, et ux by Deed Dated June 13, 1961 and being recorded in Volume 316, Page 156 of the Deed Records of said Milam County and being all interest in said same tract as conveyed from Clifford K. Blackburn to Ronnie M. Blackburn by Deed dated April 19, 1968 and being recorded in Volume 255, Page 194 of said Deed Records and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a fence corner post on a common line between the Rockdale City Limits and a Tracy Addition to the City of Rockdale (188/133) for the Southwest corner of a Donna Batchan 22.66 acre tract (702/328) and for a common Southeast corner of said original 8.20 acre tract and this tract;

THENCE S68°50'39"W - 494.44 feet with said Rockdale City Limits, same being a common line between said original 8.20 acre tract and said Tracy Addition and a Amanda Lou Kyle Burleson 3.5 acre tract (727/288), respectively, to a fence corner post for the Southeast corner of Lot 1, Longmire Addition, same being the Southwest corner of said 8.20 acre tract and for the most easterly Southwest corner of this tract;

THENCE N22°25'28"W - 61.83 feet with a common line between said Rockdale City Limits and said Longmire Addition, same also being the West line of said original 8.20 acre tract to a fence corner post for the Northeast corner of said Lot 1, same being a common Southeast corner of said Lot 2 and said original 2.39 acre tract and for an interior all corner of this tract;

THENCE S69°08'29"W - 158.34 feet with a common line between said Lot 1 and said Lot 2, same being the South line of said original 2.39 acre tract to an iron pin set at a fence corner post on a common line between said Longmire Addition and the East line of Smith Road for the Northwest corner of said Lot 1, same being a common Southwest corner of said Lot 2 and said 2.39 acre tract and for the most westerly Southwest corner of this tract;

THENCE N20°53'00"W (Deed Bearing) - 315.11 feet with a common West line between said Longmire Addition and said original 2.39 acre tract, same also being the East line of said Smith Road to a point for the Northwest corner of said Lot 6, same being the Southwest corner of Lot 7, Longmire Addition and for an exterior

FENCE N69°36'19"E - 154.56 feet with a common line between said Lot 8 and said Lot 7 to a point on a common line between said Rockdale City Limits and said Longmire Addition, same also being a common line between said original 2.39 acre tract and said original 8.20 acre tract for the Northeast corner of said Lot 8, same being the Southeast corner of said Lot 7 and for an interior all corner of this tract;

FENCE N21°34'27"W - 186.90 feet with a common line between said Rockdale City Limits and said Longmire Addition, same also being a common line between original 2.39 acre tract and said original 8.20 acre tract to a point for the Northeast corner of Lot 8, Longmire Addition, same being the Southeast corner of said Lot 9 and for an interior all corner of this tract;

FENCE S59°37'04"E - 152.30 feet with a common line between said Lot 8 and said Lot 9, to a point on the East line of Smith Road, same being a common line between said Longmire Addition and said original 2.39 acre tract for the Northwest corner of said Lot 8, same being the Southwest corner of said Lot 9 and for an exterior all corner of this tract;

FENCE N20°53'00"W - 186.00 feet with a common West line between said Longmire Addition and said original 2.39 acre tract, same also being the East line of said Smith Road to an iron pin set for a common Northwest corner of said Lot 11 and said original 2.39 acre tract, same being the Southwest corner of Lot 12, Longmire Addition and for the most westerly Northwest corner of this tract;

FENCE N59°35'32"E - 150.06 feet with a common line between said Lot 11 and said Lot 12, same also being the North line of said original 2.39 acre tract to an iron pin set on a common line between said Rockdale City Limits and said Longmire Addition, same also being the West line of said original 8.20 acre tract for a common Northeast corner of said Lot 11 and said 2.39 acre tract, same being the Southeast corner of said Lot 12 and for an interior all corner of this tract;

FENCE N21°34'27"W - 67.40 feet continuing with a common line between said Rockdale City Limits and said Longmire Addition, same also being the West line of said original 8.20 acre tract to an iron pin set on the occupied South face line of a Rafael Nieto 2.25 acre tract (456/251) for the Northeast corner of said Lot 12, same being the Northwest corner of said 8.20 acre tract and for the most easterly Northwest corner of this tract;

FENCE with an occupied common line so fenced between said original 8.20 acre tract and said Nieto 2.25 acre tract and a Donna Betcher 34 acre tract (702/329), respectively, as follows:

N67°31'26"E - 249.17 feet to a fence corner post for the Southeast corner of said 2.25 acre tract and for an interior all corner of this tract;

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