

Filed 29 day of NOV
in 2018 At 10:30 M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy

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 OR 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: BEING THE EAST 110' OF LOT 5, BLOCK C, LINWOOD ACRES SUBDIVISION, SECTION THREE, CITY OF ROCKDALE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 69-A AND 69-B, PLAT RECORDS MILAM COUNTY, TEXAS. BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 15, 1990, EXECUTED BY JAMES L. DIAMOND AND WIFE, TERRY L. DIAMOND TO JIMMY W. ELLIS AND WIFE, JANYCE J. ELLIS, RECORDED IN VOLUME 629, PAGE 851, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/16/2016 and recorded in Book 1276 Page 388 real property records of Milam County, Texas.

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

Date: 02/06/2018

Time: 10:00 AM

Place: Milam County Courthouse, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 CHRISTOPHER BERMEA AND TERRI M BERMEA, provides that it secures the payment of the indebtedness in the original principal amount of \$163,483.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC UNION FINANCIAL, LLC. is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC UNION FINANCIAL, LLC. c/o PACIFIC UNION FINANCIAL, LLC, 1603 LBJ Freeway, Suite 500, Dallas, TX 75234 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 PETE FLORES, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANTERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, EVAN PRESS, FLORENCE ROSAS, TOBEY LATHAM, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS OR MICHAEL LATHAM, 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.

[Signature]

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

[Signature]

PETE FLORES, AARTI PATEL, MARYNA DANIELIAN,
PATRICIA SANTERS, FREDERICK BRITTON, JACK
BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS,
PAMELA THOMAS, EVAN PRESS, FLORENCE ROSAS,
TOBEY LATHAM, JOHN LATHAM, JOHN W. LATHAM,
BRETT ADAMS OR MICHAEL LATHAM
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 Milam County Clerk and caused it to be posted at the location directed by the Milam County Commissioners Court.