

JUL 26 2018

NOTICE OF FORECLOSURE SALE

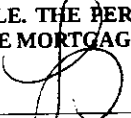
SASHA KELTON

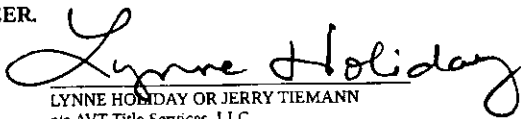
County Clerk, Clay County, Texas

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 10/05/2000 and recorded in Document 39222 real property records of Clay County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/02/2018
Time: 10:00 AM
Place: Clay County Courthouse, Texas, at the following location: WEST DOOR OF THE CLAY 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 RANDY J. ZIHLMAN AND MARLENE L. ZIHLMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$53,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee, for Long Beach Mortgage Loan Trust 2000-1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee, for Long Beach Mortgage Loan Trust 2000-1 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee, for Long Beach Mortgage Loan Trust 2000-1 obtained a Order from the 97th District Court of Clay County on 05/02/2017 under Cause No. 2017-0027C-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. 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 LYNNE HOLIDAY OR JERRY TIEMANN, 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
Vron 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


LYNNE HOLIDAY OR JERRY TIEMANN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Lynne Holiday Certificate of Posting 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 7/26/18 I filed this Notice of Foreclosure Sale at the office of the Clay County Clerk and caused it to be posted at the location directed by the Clay County Commissioners Court.

Loan No: [REDACTED]
Borrower: RANDY J. ZIHLMAN

LEGAL DESCRIPTION

FIELD NOTES OF 4.715 ACRES OF LAND OUT OF LOT 39, BLOCK 2, CLARK & PLUMB
SUBDIVISION, CLAY COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a spike set in the center of a public road on the East line of Lot 39, N 00° 14' 25" E
1116.04 feet from its Southeast corner, said iron rod also being 645.8 feet North from the Northeast corner
of 132.2 acres heretofore conveyed to Larry Meurer;

THENCE S 87° 09' W, at 26.3 feet pass a 2" pipe fence corner and continuing on same course, in all a
distance of 777.5 feet to an iron rod set for the Eastern Southwest corner of this tract on the West side of a
fence corner;

THENCE N 52° 23' W a distance of 282.68 feet to an iron rod set for the Western Southwest corner of this
tract in an East-West fence 9.5 West of a fence corner;

THENCE N 00° 25' E a distance of 106.62 feet to a spike set for the Northwest corner of this tract;

THENCE S 89° 39' 15" E, at 10.0 feet cross a North-South fence, at 932.55 feet cross the fenced West side
of a public road and continuing on same course, in all a distance of 957.75 feet to a PK nail set in rock on
the East line of Lot 39 and center of public road, for the Northeast corner of this tract;

THENCE with the center of road and the East line of Lot 39, S 00° 14' 25" W a distance of 201.75 feet to
the PLACE OF BEGINNING and containing 4.715 acres of land, more or less