

Notice of Foreclosure Sale

2018 SEP 25 PM 3:03

1. *Property to Be Sold.* The property to be sold is described as follows:

Tract 8, Block 1, Glenn Pines Estates, a subdivision in Van Zandt County, Texas, according to the plat thereof in Glide 96A, Plat Records, Van Zandt County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's File 2018-000628, Official Records of Van Zandt County, Texas
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: November 6, 2018

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: At the Steps to the North Entrance of the Courthouse in Van Zandt County, Texas. Or, if the preceding area is no longer the designated area, at the area most recently designated by the Van Zandt County Commissioner's Court

The Deed of Trust permits the beneficiary to abandon the sale. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **JASON DAVIS AND AUTUMN DAVIS**.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the Deed of Trust.

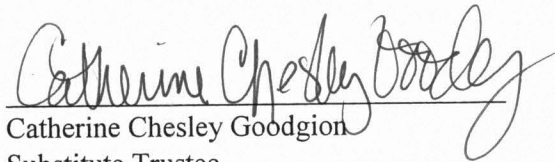
6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Promissory Note dated January 18, 2018 in the original principal amount of \$185,076.45.00, executed by **JASON DAVIS AND AUTUMN DAVIS** and payable to the order of **BRANDI WILSON** and (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of **JASON DAVIS AND AUTUMN DAVIS** to **BRANDI WILSON**. **BRANDI WILSON** is the current lender and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, **BRANDI WILSON AKA BRANDI WILSON ALLIE 2802 VZCR 2112, Wills Point, Texas 75169**

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

Dated: September 25, 2018

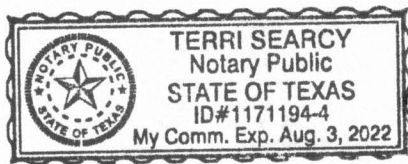


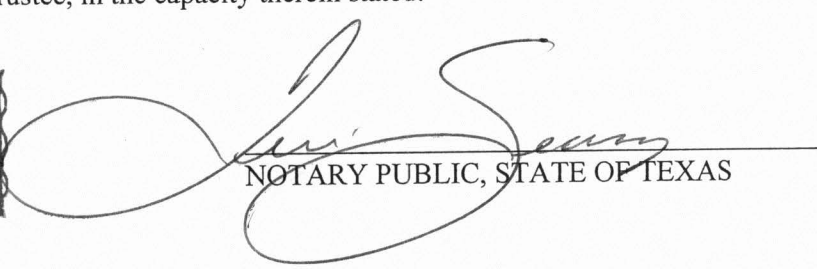
Catherine Chesley Goodgion
Substitute Trustee
Flowers Davis, P.L.L.C.
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701
(903) 534-8063

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on September 25, 2018 by CATHERINE CHESLEY GOODGION, Substitute Trustee, in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

CELIA C. FLOWERS
FLOWERS, DAVIS, P.L.L.C.
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701
Phone (903) 534-8063
Fax (903) 534-1650
State Bar No. 07175500

AFTER RECORDING, RETURN TO:

Flowers Davis, P.L.L.C.
Attn: Catherine Chesley Goodgion
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701