

File No TX-RCS-15016443  
Loan No 0555849878

00001151

Copy of Original  
Filed 12/15/15  
Not Compared  
or Verified

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS )  
 )  
COUNTY OF LIMESTONE )

**KNOWN ALL MEN BY THESE PRESENTS:**

WHEREAS, by that certain deed of Trust dated 2/11/2005 executed by ELLA MAE DUNN, AN UNMARRIED WOMAN, ("the Grantor"), to ROBERT K. FOWLER, (the "Trustee"), recorded under Instrument No 00050688 BOOK 1166 PAGE 537, REAL PROPERTY RECORDS, LIMESTONE County, Texas, reference to which is hereby made for all purposes, Grantor conveyed to the Trustee that certain real property hereinafter described ("the Property"), which Deed of Trust secures the payment of that certain \$58,565.00 promissory note ("the Note") therein described; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the Trustee in the manner authorized by said Deed of Trust; and

WHEREAS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 3, A DELAWARE STATUTORY TRUST, is the Mortgagee, whose address is C/O SHELLPOINT MORTGAGE SERVICING-75 BEATTIE PLACE, SUITE 300 , GREENVILLE, SOUTH CAROLINA 29601; and

WHEREAS, default has occurred under the terms of the Note and Deed of Trust, and the entire unpaid principal balance and all accrued but unpaid interest owing under the note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, January 5, 2016, that being the first Tuesday of said month, between 11:00 AM, and three (3) hours thereafter, the undersigned will sell the Property at THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONERS' COURT OF LIMESTONE COUNTY, TEXAS, as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.

The Real Property is described as follows:

BEING Lot C-2-B in Subdivision C-2-A, C-2-B, C-2-C and C-2-D, Division L, (50), being a Revision of Subdivision C-2, Division L (50) to the City of Mexia, Limestone County, Texas, according to the Plat of record in Vol. 3, Page 32 of the Plat Records of Limestone County, Texas.

commonly known as: 517 NORTH BAILEY STREET , MEXIA, TX.

**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**



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EXECUTED as of 12/9/2015.

*Lori Garner*

Lori Garner, ~~Sharon St. Pierre, Sheryl LaMont, David Sims, Harriet Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiars, Kristopher Holub, Aarti Patel, Philp Pierceall, Terry Waters, Logan Thomas or Bruce Miller~~

Substitute Trustee  
c/o PEAK FORECLOSURE SERVICES, INC.  
5900 Canoga Avenue, Suite 220  
Woodland Hills, CA 91367

File No TX-RCS-15016443  
Loan No 0555849878

State of Texas }

County of Limestone }

This instrument was acknowledged before, me on this 15<sup>th</sup> day of December, 2015 by Lori Garner as Trustee for Peak Foreclosure Services, Inc.



(Seal)

*Kim Baldwin*  
Filed for Record in  
Limestone County  
Notary Public's Signature  
017 Dec 13 2015 04 02:04P

By: Janice Ledet

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Dec 15, 2015

Peggy Beck, County Clerk  
Limestone County