COPY

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 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 05/08/2010 and recorded in Book 885 Page 212 real property records of Jasper County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:
Date: 07/05/2016
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
Place: Jasper County Courthouse, Texas, at the following location: THE DOORSTEPS AT THE SOUTH ENTRANCE OF THE JASPER COUNTY COURTHOUSE ANNEX BUILDING LOCATED AT 271 EAST LAMAR STREET, IN THE CITY OF JASPER, TEXAS 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 LINDA CAMPBELL AND DAVID ALLAN CAMPBELL, provides that it secures the payment of the indebtedness in the original principal amount of $88,177.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. GREEN PLANET SERVICING, LLC is the current mortgagee of the note and deed of trust and PLANET HOME LENDING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is GREEN PLANET SERVICING, LLC c/o PLANET HOME LENDING, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450 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 MARGIE ALLEN OR KYLE BARCLAY , 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
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Lori Liane Long, Attorney at Law
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Margie Allen
MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED MAY 16 2016

BY Renee Barron
DEPUTY

13-000046-680 / 984 CR 619, KIRBYVILLE, TX 75956

4575563

Exhibit A

BEING a 3.906 acre tract of land out of the H&TC Railroad Section No. 44, Abstract No. 575, Jasper County, Texas, and being all of the same property known as Lot 19 and Lot 20 of Chandler Addition, and unrecorded subdivision to Jasper County, Texas, and further being all the property as described in General Warranty Deed With Vendor's Lien dated June 22, 1999, from Johnny D. Morgan and wife, Laura C. Morgan, to Kenneth E. Lowery and wife, LeRhonda R. Lowery, as recorded in Volume 541, Page 783 of the Deed Records of Jasper County, Texas, the said 3.906 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the above referenced property, same being the southwest corner of the said Lot 20;

THENCE East, along and with the south line of the above referenced property, same being the south line of Lot 20 and Lot 19, at 383.77 feet pass a concrete monument laid over out of ground and at a total distance of 385.28 feet (deed East, 385.30 feet) to a 5/8" iron rod with cap stamped "QUIN" set for the southeast corner of the above referenced Lot 19 and from which iron rod a 5/8" iron rod found bears East a distance of 18.77 feet;

THENCE North, along and with the east line of the above referenced Lot 19, a distance of 441.59 feet (deed North, 452.22 feet) to a 5/8" iron rod with cap stamped "QUIN" set in the southerly margin of County Road No. 619 for the northeast corner of the herein described tract of land;

THENCE N 89°59'19" W, along and with the southerly margin of the said County Road No. 619, a distance of 385.28 feet (deed West, 385.30 feet) to a 5/8" iron rod with cap stamped "QUIN" set for the northwest corner of the herein described tract of land;

THENCE South, along and with the west line of the above referenced property, a distance of 441.67 feet (deed South, 452.22 feet) to the POINT OF BEGINNING, and containing within these bounds an area of 3.906 acres of land.

NOTE: The description cited herein is oriented to the south line of the property as described in Volume 541, Page 783 of the Deed Records of Jasper County, Texas.