

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

22 MAR 10 PM 12:39

Y. 
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 A 2.00 ACRE TRACT OF LAND SITUATED IN THE HARVEY JACOBS SURVEY, ABSTRACT NO. 539, HUNT COUNTY, TEXAS, SAME BEING THAT CALLED 1.98 ACRE TRACT OF LAND CONVEYED TO JUSTIN C. COLLIER AND WIFE, MELLISSANNE E. COLLIER, BY DEED RECORDED IN VOLUME 1814, PAGE 82, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A 1/2 INCH IRON ROD FOUND, STAMPED "OWENS", FOR CORNER, SAID CORNER BEING ON THE SOUTH LINE OF F.M. HIGHWAY NO. 1567 (PUBLIC RIGHT-OF-WAY) AND THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO KEITH BURNS, BY DEED RECORDED IN DOCUMENT NO. 2016-3023, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND, STAMPED "SWANNER", BEARS NORTH 58 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF 263.29 FEET, BEING THE NORTHEAST CORNER OF SAID 2.00 ACRE (2016-3023) TRACT;

THENCE SOUTH 31 DEGREES 40 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID 2.00 ACRE (2016-3023) TRACT, A DISTANCE OF 289.27 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 84 DEGREES 01 MINUTES 57 SECONDS WEST, A DISTANCE OF 668.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 1567, FROM WHICH A 1/2 INCH IRON FOUND, STAMPED "STOVALL", BEARS SOUTH 58 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 89.60 FEET FOR WITNESS;

THENCE NORTH 58 DEGREES 24 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 1567, A DISTANCE OF 602.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/17/2020 and recorded in Document 2020-04868 real property records of Hunt County, Texas.

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

Date: 04/05/2022

Time: 12:00 PM

Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 NATHAN COOK AND TAMMI COOK, provides that it secures the payment of the indebtedness in the original principal amount of \$179,485.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Rushmore Loan Management Services LLC is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Rushmore Loan Management Services LLC c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.