

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 AN 8.642 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE VAN LOFTIN SURVEY, ABSTRACT NO. 607, HUNT COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.659 ACRE TRACT DESCRIBED IN A DEED FROM LEROY F. CASPER AND WIFE, EMILY V. CASPER TO DONALD L. POLSTON AND WIFE, LINDA J. POLSTON AS RECORDED IN VOLUME 261, PAGE 243, HUNT COUNTY REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 8.659 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.681 ACRE TRACT DESCRIBED IN A DEED TO BIHR AS RECORDED IN VOLUME 52, PAGE 282, H.C.R.P.R., ON THE EAST LINE OF A CALLED 2.000 ACRE TRACT DESCRIBED IN A DEED TO HENDERSON AS RECORDED IN VOLUME 139, PAGE 730, H.C.R.P.R. AND THE EAST LINE OF COUNTY ROAD NO. 3313 FOR A CORNER;

THENCE SOUTH 86 DEGREES 35 MINUTES 43 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE NORTH LINE OF SAID 8.659 ACRE TRACT AND ALONG THE SOUTH LINES OF SAID 0.681 ACRE TRACT AND A CALLED 2.207 ACRE TRACT DESCRIBED IN A DEED TO ZIMMERMAN AS RECORDED IN VOLUME 601, PAGE 478, H.C.R.P.R. PASSING A 1/2 INCH IRON ROD SET, FOR A REFERENCE, AT A DISTANCE OF 886.49 FEET AND CONTINUING A TOTAL DISTANCE OF 914.99 FEET TO A NAIL SET AT THE NORTHEAST CORNER OF SAID 8.659 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 2.207 ACRE TRACT, ON THE WEST LINE OF A 25.75 ACRE TRACT DESCRIBED AS TRACT 3 IN A DEED TO THE CITY OF GREENVILLE, AND THE CENTER LINE OF COUNTY ROAD NO. 3311, FOR A CORNER;

THENCE SOUTH 00 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE EASTERNMOST EAST LINE OF SAID 8.659 ACRE TRACT, THE WEST LINE OF SAID 25.75 ACRE TRACT AND THE CENTERLINE OF SAID COUNTY ROAD NO. 3311 A DISTANCE OF 35.05 FEET TO A NAIL SET AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID 8.659 ACRE TRACT, FOR A CORNER;

THENCE NORTH 86 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE NORTHERNMOST SOUTH LINE OF SAID 8.659 ACRE TRACT A DISTANCE OF 28.72 FEET TO A 1/2 INCH IRON ROD SET AT AN INSIDE CORNER OF SAID 8.659 ACRE TRACT, ON THE WEST LINE OF SAID COUNTY ROAD NO. 3311, FOR A CORNER;

THENCE SOUTH 00 DEGREES 59 MINUTES 40 SECONDS WEST ALONG THE WESTERNMOST EAST LINE OF SAID 8.659 ACRE TRACT AND THE WEST LINE OF SAID COUNTY ROAD NO. 3311, FOR A DISTANCE OF 395.36 FEET TO A 1/2 INCH IRON ROD SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 8.659 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 5.447 ACRE TRACT DESCRIBED IN DEED TO TIPPETTS AS RECORDED IN VOLUME 1204, PAGE 141, H.C.O.P.R., FOR A CORNER;

THENCE NORTH 84 DEGREES 15 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID 8.659 ACRE TRACT AND THE NORTH LINE OF SAID 5.447 ACRE TRACT A DISTANCE OF 485.66 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN ANGLE CORNER;

THENCE SOUTH 88 DEGREES 12 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID 8.659 ACRE TRACT AND THE NORTH LINE OF SAID 5.447 ACRE TRACT A DISTANCE OF 400.38 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.659 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.447 ACRE TRACT, ON THE EAST LINE OF A CALLED 4.014 ACRE TRACT DESCRIBED IN A DEED TO TIPPETTS AS RECORDED IN VOLUME 1204, PAGE 141, H.C.O.P.R. AND THE EAST LINE OF SAID COUNTY ROAD NO. 3313, FOR A CORNER;

THENCE SOUTH 00 DEGREES 39 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID 8.659 ACRE TRACT AND ALONG THE EAST LINES OF SAID 4.014 ACRE TRACT, A CALLED 2.009 ACRE TRACT DESCRIBED IN A DEED TO COLEMAN AS RECORDED IN VOLUME 652, PAGE 104, H.C.O.P.R. AND SAID 2.000 ACRE TRACT A DISTANCE OF 446.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.659 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/07/2017 and recorded in Document 2017-07855 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: 08/01/2023

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 DONALD L. POLSTON, provides that it secures the payment of the indebtedness in the original principal amount of \$387,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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, L.L.C. 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
Karla Balli, 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.

FILED FOR RECORD
at 12:38 o'clock P M

APR 20 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 