

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 TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE TIPTON DENTON SURVEY, ABSTRACT NO. 243, ALSO BEING PART OF AN 11.474 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM DAVID E. WILSON AND BETSY JUNE WILSON TO TINA BROOKS AS RECORDED IN VOLUME 1033 AT PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 11.474 ACRE TRACT ON THE WEST RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 513, SAID POINT OF BEGINNING BEING THE EXISTING SOUTHEAST CORNER OF A 3.050 ACRE TRACT AS CONVEYED TO JOE LOW AS RECORDED IN VOLUME 459 AT PAGE 923 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 38 MINUTES 34 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 513, A DISTANCE OF 410.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER, SAID CORNER BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 513 AND THE NORTH LINE OF HUNT COUNTY ROAD NO. 3107;

THENCE SOUTH 89 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER IN THE CENTER OF HUNT COUNTY ROAD NO. 3107;

THENCE SOUTH 89 DEGREES 25 MINUTES 52 SECONDS WEST ALONG THE CENTER OF HUNT COUNTY ROAD NO. 3107, A DISTANCE OF 389.20 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE NORTH 02 DEGREES 38 MINUTES 34 SECONDS WEST A DISTANCE OF 444.65 FEET TO A 1/2 INCH IRON ROD SET IN A FENCE FOR A CORNER, SAID CORNER BEING FURTHER MARKED BY A 3/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 11.474 ACRE TRACT BEARING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AT A DISTANCE OF 392.42 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A FENCE AND THE NORTH LINE OF SAID 11.474 ACRE TRACT, A DISTANCE OF 500.57 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/11/2008 and recorded in Book 1777 Page 433 Document 11403 real property records of Hunt County, Texas. Re-filed in Book 1824 Page 153 real property records of Hunt County, Texas. Re-filed in Document 18655 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: 07/02/2024

Time: 12:00 PM

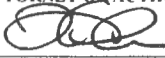
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 BETSY J. WILSON AND DAVID E. WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$219,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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

For additional sale information visit: www.nwzmlaw.com/tx-investors

24-000026-126-1 // 5246 CR 3107, CAMPBELL, TX 75422

FILED FOR RECORD
at 8:03 o'clock A M

MAY 23 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By 