

FILED FOR RECORD

25 JAN 14 PM 3:21

NOTICE OF FORECLOSURE SALE

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.

BY  DEPUTY

1. *Property to Be Sold.* The property to be sold is described as follows: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF MARION, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN 0.94 ACRE TRACT OF LAND IN THE ENNIS URY SURVEY, ABSTRACT 375, MARION COUNTY, TEXAS, BEING ALL OF LOT 14 AS SHOWN ON A PLAT DONE BY RALPH DANIELS, R.P.L.S. #535, NOVEMBER 5, 1979, OF A PROPOSED SUBDIVISION OF THE SOUTH PART OF BLOCK 14 AND ALL OF BLOCK 15 IN THE ENNIS URY SURVEY, SAID LOT 14 RECORDED IN VOLUME 481, PAGE 176, MARION COUNTY DEED RECORDS, SAID 0.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH RE-BAR FOUND ON THE NORTH LINE OF LOT 10 FOR THE SOUTHEAST CORNER OF LOT 13 (CALLED 1.00 ACRE TRACT DESCRIBED IN VOLUME 502, PAGE 242), THE SOUTHWEST CORNER OF SAID LOT 14, AND THE SOUTHWEST CORNER OF THIS TRACT, A 3/8 INCH RE-BAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID LOT 13 AND THE SOUTHEAST CORNER OF LOT 12 LIES, NORTH 89 DEGREES 05 MINUTES 55 SECONDS WEST, 137.45 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS EAST (BEARINGS BASED ON THE MONUMENTED WEST LINE ON A CALLED 2.03 ACRE TRACT DESCRIBED IN VOLUME 489, PAGE 1, MARION COUNTY DEED RECORDS), ALONG THE EAST LINE OF THE SAID LOT 13 AND THE WEST LINE OF THE SAID LOT 14, A DISTANCE OF 301.00 FEET TO A 1/2 INCH RE-BAR FOUND ON THE SOUTH MARGIN OF BOON DOCK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, A 3/8 INCH RE-BAR FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT 13 AND THE NORTHEAST CORNER OF THE SAID LOT 12 LIES, NORTH 76 DEGREES 01 MINUTES 07 SECONDS WEST, 140.97 FEET;

THENCE ALONG THE SOUTH MARGIN OF THE SAID ROAD AND THE NORTH LINE OF THE SAID LOT 14 AS FOLLOWS: SOUTH 78 DEGREES 11 MINUTES 07 SECONDS EAST, 41.05 FEET AND SOUTH 65 DEGREES 47 MINUTES 18 SECONDS EAST, 115.97 FEET TO A 1/2 INCH RE-BAR WITH CAP SET FOR THE NORTHEAST CORNER OF THE SAID LOT 14, THE NORTHWEST CORNER OF LOT 15, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF THE SAID LOT 14 AND THE WEST LINE OF THE SAID LOT 15, A DISTANCE OF 246.85 FEET TO A 1/2 INCH RE-BAR FOUND ON THE NORTH LINE OF THE SAID LOT 10 FOR THE SOUTHWEST CORNER OF THE SAID LOT 15, THE SOUTHEAST CORNER OF THE SAID LOT 14, AND THE SOUTHEAST CORNER OF THIS TRACT; AND

THENCE NORTH 89 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID LOT 10 AND THE SOUTH LINE OF THE SAID LOT 14, A DISTANCE OF 146.84 FEET TO THE PLACE OF BEGINNING CONTAINING 0.94 ACRE TRACT OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/26/2015 and recorded in Book 900 Page 154 Document 244 real property records of Marion County, Texas.

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

Date: 03/04/2025

Time: 10:00 AM

Place:

Marion County, Texas at the following location: THE THOMAS JEFFERSON PARK, LOCATED AT 114 W. AUSTIN ST., JEFFERSON TX. 75657 BETWEEN THE ANNEX BUILDING AND THE HOTEL JEFFERSON 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 JUNE ROSE, provides that it secures the payment of the indebtedness in the original principal amount of \$132,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Carrington Mortgage Services LLC obtained a Order from the 115th - Marion County District Court of Marion County on 01/02/2025 under Cause No. 2400116. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 1250, 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am Christine Wheeler whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1250, Houston, TX 77056. I declare under penalty of perjury that on 01-14-2025 I filed this Notice of Foreclosure Sale at the office of the Marion County Clerk and caused it to be posted at the location directed by the Marion County Commissioners Court.

FILED FOR RECORD
25 JAN 14 PM 3:24
KIMBERLY WISE
CO. CLERK, MARION CO.
BY  DEPUTY