

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: SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE LARKIN RATTAN SURVEY #78 AND BEING LOT 8 IN BLOCK A OF THE FINAL PLAT OF THE YORK ADDITION PART 2 RECORDED IN ENV. 307-D OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 8 BEING CONVEYED TO JAMES N. WALKER, SR. AND MARY S. WALKER BY DEED RECORDED IN VOLUME 493, PAGE 230 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE. BEGINNING AT A 5/8 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 8 AND THE SOUTHWEST CORNER OF LOT 9 AND BEING IN THE NORTH BOUNDARY LINE OF YORK STREET. THENCE NORTH 89 DEGREES 0 MINUTES, 40 SECONDS WEST ALONG SAID STREET A DISTANCE OF 88.70 FEET TO A 5/8 INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE LOT 8 AND THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 0 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 150.21 FEET TO A 5/8 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 7 AND BEING IN THE SOUTH BOUNDARY LINE OF A CALLED 3.71 ACRE TRACT CONVEYED TO DARRIN LAUDERMILK ET UX BY DEED RECORDED IN VOLUME 1607, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 13 MINUTES 53 SECONDS EAST A DISTANCE 89.00 FEET TO THE NORTHEAST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF LOT 9; THENCE SOUTH 0 DEGREES 26 MINUTES 13 SECONDS WEST PASSING A WOOD FENCE CORNER POST AT A DISTANCE OF 1.45 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 150.55 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/28/2017 and recorded in Document 144737-2017 real property records of Lamar County, Texas.

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

Date: 09/05/2023

Time: 01:00 PM


Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE COURTHOUSE 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 MINNIE LOU MOFFETT AND STACY LYNN NEWTON, provides that it secures the payment of the indebtedness in the original principal amount of \$72,105.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Trust Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Trust Bank c/o TRUIST BANK, 1001 Seemee Ave, Richmond, VA 23224 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

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Robert LaMont 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 July 27, 2023 I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.


Robert LaMont, July 27, 2023

