

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 ABOUT 4 1/2 MILES NORTH 55 DEGREES EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE WESLEY ABKINS SURVEY #7, AND BEING LOT 8, BLOCK "B", CLUB COUNTRY ESTATES, SAID ADDITION BEING RECORDED IN ENVELOPE 244-C, PLAT RECORDS OF SAID COUNTY AND STATE. BEGINNING AT AN IRON PIN (F) FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 20 DEGREES 11 MINUTES WEST A DISTANCE OF 231.9 FEET TO AN IRON PIN (S) FOR CORNER AT THE WESTERLY NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 15 DEGREES 03 MINUTES EAST A DISTANCE OF 39.1 FEET TO AN IRON PIN (S) FOR CORNER AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 68 DEGREES 48 MINUTES EAST A DISTANCE OF 267.2 FEET TO AN IRON PIN (F) FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE IN A SOUTHWESTERLY DIRECTION AROUND A CURVE (R-260.4880) TO THE RIGHT ALONG THE NORTHWESTERLY BOUNDARY LINE OF HEATHER LANE A DISTANCE OF 248.8 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.82 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/29/2008 and recorded in Document 064438-2008 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: 08/06/2024

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 BOBBY CLARK JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$255,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CELINK is the current mortgagee of the note and deed of trust and CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is CELINK c/o CELINK, 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, 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.mwzmlaw.com/tx-investors

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 June 6, 2024 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, June 6, 2024

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 6th DAY OF June, 2024.

