

#69

### 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: FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOTS 816, 817, 818, AND 819 OF THE RANCH HARBOR ESTATES, SECTION NO. 7 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-239 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ROY K. PAXTON AND KAREN J. PAXTON TO KENNETH FLETCHER ET UX, MICHELLE FLETCHER RECORDED IN VOLUME 1110, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A BEND IN QUARTER HORSE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 816 AND FOR THE NORTHWEST CORNER OF THIS; THENCE NORTH 58 DEGREES 19 MINUTES 59 SECONDS EAST 100.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID SUBDIVISION AND IN THE WEST LINE OF THAT CERTAIN 199.619 ACRE TRACT DESCRIBED IN A DEED TO LAKE WHITNEY CAMPING, INC. RECORDED IN VOLUME 1014, PAGE 644 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY FOR THE NORTHEAST CORNER OF SAID LOT 816; THENCE WITH THE WEST LINE OF SAID 199.619 ACRE TRACT AND GENERALLY ALONG THE REMAINS OF AN OLD FENCE AS EXTENDED, SOUTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 79.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 816 AND FOR THE NORTHEAST CORNER OF SAID LOT 817 AND SOUTH 31 DEGREES 54 MINUTES 31 SECONDS EAST 239.58 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 819 AND FOR THE SOUTHEAST CORNER OF THIS; THENCE SOUTH 58 DEGREES 14 MINUTES 43 SECONDS WEST 101.00 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF QUARTER HORSE ROAD FOR THE SOUTHWEST CORNER OF SAID LOT 819 AND FOR THE SOUTHWEST CORNER OF THIS; THENCE WITH THE EAST LINE OF QUARTER HORSE ROAD, NORTH 31 DEGREES 40 MINUTES 54 SECONDS WEST 239.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 817 AND FOR THE SOUTHWEST CORNER OF SAID LOT 816 AND NORTH 31 DEGREES 30 MINUTES 00 SECONDS WEST 80.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.736 ACRES OF LAND.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/10/2008 and recorded in Book 1566 Page 22 Document 00020707 real property records of Hill County, Texas.

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

- Date: 10/01/2024
- Time: 01:00 PM
- Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY 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 STEVEN ANDERSON AND ASHLEY ANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$119,352.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Citibank, N.A., as trustee for CMLTI Asset Trust is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Citibank, N.A., as trustee for CMLTI Asset Trust c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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](http://www.auction.com) or (800) 280-2832

#### Certificate of Posting

I am Donna Stockman 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 07/25/2024 I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

FILED  
 NICOLE TANNER, COUNTY CLERK  
 HILL COUNTY, TEXAS  
 2024 JUL 25 AM 9:27