

2024 AUG -8 PM 2:50

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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 4 AND LOT 5, BLOCK 2 OF GRIMES ADDITION, NO. 2, AN ADDITION TO THE TOWN OF BRANDON, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 47, PAGE 640, OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL REBAR FOUND ON THE SOUTH LINE OF STATE HIGHWAY NO. 22 (80 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF PECAN STREET (75 FOOT RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 2;

THENCE SOUTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, ALONG THE WEST SIDE OF SAID PECAN STREET AND THE EAST LINE OF SAID LOTS 5 AND 4, BLOCK 2, FOR A DISTANCE OF 119.97 FEET TO A 1/2 INCH STEEL REBAR SET AT A CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 2 AND FROM WHICH A 5/8 INCH STEEL REBAR FOUND CAPPED "DBS 1780" AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 2 BEARS SOUTH 00 DEGREES 50 MINUTES 54 SECONDS EAST AT A DISTANCE OF 179.97 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 3 AND LOT 4, BLOCK 2, FOR A DISTANCE OF 139.79 FEET TO A 1/2 INCH STEEL REBAR SET ON THE EAST LINE OF A 20 FOOT ALLEY, BEING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 4 OF SAID BLOCK 2 AND FROM WHICH A 5/8 INCH STEEL REBAR FOUND CAPPED "DBS 1780" BEARS SOUTH 88 DEGREES 58 MINUTES 53 SECONDS WEST AT A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID ALLEY AND ALONG THE WEST LINE OF SAID LOT 4 AND LOT 5 OF SAID BLOCK 2, FOR A DISTANCE OF 120.14 FEET TO A 1/2 INCH STEEL REBAR SET ON THE SOUTH LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 22, BEING THE NORTHWEST CORNER OF SAID LOT 5 OF SAID BLOCK 2;

THENCE NORTH 89 DEGREES 03 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 22 AND THE NORTH LINE OF SAID LOT 5 OF SAID BLOCK 2, FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRE, MORE OR LESS.

AS SURVEYED ON THE GROUND MAY 20, 2020 AS JOB NUMBER 051820 BY DONNY PEED, RPLS NO: 5137 FOR PEEDE AND ASSOCIATES LAND SURVEYORS, LTD.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 100 PECAN ST, BRANDON, TX., 76628. ; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/17/2020 and recorded in Book 2059 Page 139 Document 00113904 real property records of Hill County, Texas.

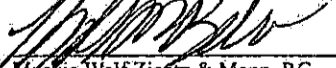
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 10/01/2024
Time: 11:00 AM
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated 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 RICHARD LEE JOHNSTON, provides that it secures the payment of the indebtedness in the original principal amount of \$99,000.00, 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. 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 **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 08/08/2024 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.