

FILED FOR RECORD
NOV 14 2024
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

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: BEING 0.447 OF AN ACRE OF LAND SITUATED IN THE MUND GROSS SURVEY, A-299, VAN ZANDT COUNTY, TEXAS, AND BEING WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF VAN, TEXAS, AND BEING ALL THAT TRACT OF LAND DESCRIBED IN A DEED FROM CHARLES R. FOSTER AND WIFE, BARBARA BETH FOSTER TO C.C. NATIONS AND WIFE, VIVIAN B. NATIONS, RECORDED IN VOLUME 782, PAGE 614 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS, BEING THE OCCUPIED SOUTHEAST CORNER OF THAT CALLED 14,700 SQ FT TRACT OF LAND DESCRIBED IN A DEED TO FERN B. BUSH, RECORDED IN VOLUME 968, PAGE 691 OF SAID DEED RECORDS, AND BEING ON THE NORTH EDGE OF THE NORTH CURB OF EAST KANSAS STREET;

THENCE NORTH, WITH THE WEST LINE OF THIS, AT A DISTANCE OF 103.76 FEET, PASS A 12 INCHES CONC. MON. FOUND FOR THE SOUTHEAST CORNER OF THAT CALLED 0.2435 ACRE TRACT DESCRIBED IN A DEED TO CLIFFORD H. FOSS AND WIFE, EVELYN L. FOSS, RECORDED IN VOLUME 1546, PAGE 542 OF THE REAL RECORDS OF VAN ZANDT COUNTY, CONTINUE FOR A TOTAL DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS;

THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF THIS, A DISTANCE OF 154.20 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS, AND BEING IN THE WEST MARGIN OF FIR STREET, A VARIABLE RIGHT-OF-WAY;

THENCE SOUTH 01 DEGREES 30 MINUTES 46 SECONDS EAST, WITH THE EAST LINE OF THIS, AND SAID FIR STREET, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER

THENCE WEST, (BEARING BASIS), WITH THE SOUTH LINE OF THIS AND THE NORTH EDGE OF THE NORTH CURB OF EAST KANSAS STREET, A DISTANCE OF 157.50 FEET TO THE PLACE OF BEGINNING CONTAINING 0.447 OF AN ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/16/2003 and recorded in Book 1886, Page 569 Document 00014020 real property records of Van Zandt County, Texas.

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

Date: 01/07/2025

Time: 11:00 AM


Place: Van Zandt County, Texas at the following location: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 PAMELA J. HARRIS AND PERRY HARRIS, provides that it secures the payment of the indebtedness in the original principal amount of \$57,600.00, 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 Douglass 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.

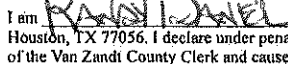
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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.auction.com or (800) 280-2832

Certificate of Posting

I am  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 11-14-2024 I filed this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.