

FILED FOR RECORD

2026 APR 14 PM 1:06

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.

JOHAN STRICKLAND COUNTY CLERK, VAN ZANDT DEPUTY

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE JAMES FORTUNE SURVEY, ABSTRACT NO. 257, VAN ZANDT COUNTY, TEXAS, SAME BEING THE RESIDUAL OF THE TRACT OF LAND CONVEYED TO JAMES RAY HATFIELD IN VOLUME 972, PAGE 564, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND FOR THE EASTERLY MOST CORNER OF SAID HATFIELD TRACT; THENCE SOUTH 32 DEGREES 43 MINUTES 44 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID HATFIELD TRACT AND THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO JERRY SOLL IN VOLUME 1808, PAGE 405, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, 440.06 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER; THENCE NORTH 49 DEGREES 44 MINUTES 32 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID SOLL TRACT, 180.20 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER; THENCE NORTH 27 DEGREES 46 MINUTES 00 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID HATFIELD TRACT, 446.84 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER; THENCE SOUTH 49 DEGREES 44 MINUTES 32 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID HATFIELD TRACT AND THE SOUTHWEST RIGHT-OF-WAY OF STATE HIGHWAY NO. 64, PASSING A MONUMENT FOUND AT 97.48 FEET, IN ALL 219.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/25/2019 and recorded in Document 2019-003454 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: 07/07/2026

Time: 10:00 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 HOMER ALLEN BUCHANAN, provides that it secures the payment of the indebtedness in the original principal amount of \$225,833.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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.hubzu.com or (855) 882-1314

Certificate of Posting

I am [Signature] 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 4/14/26 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.