

2022-17
FILED FOR RECORD
AT 2:54 O'CLOCK P.M.

FEB 25 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 10 DEPUTY

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: THE REAL PROPERTY DESCRIBED AS FOLLOWS:

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PART OF THE JOHN TREADWELL SURVEY, ABST. NO. 795, AND BEING A PART OF LOT NO. 2 OF 8.528 ACRES CONVEYED TO HARVEY SLATER IN A PARTITION OF THE J. S. SLATER ESTATE BY DEED DATED MARCH 12, 1964, WHICH SAID DEED IS DULY RECORDED IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, THE TRACT OF LAND HEREIN CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A POINT THAT IS LOCATED 2/25 FEET NORTH 58 DEGREES 20 MINUTES EAST FROM THE SOUTHWEST, CORNER OF SAID LOT NO. 2 OF SAID 8.528 ACRES CONVEYED TO JOHN P. WILLIAMSON AND BEING THE SOUTH LINE OF SAID LOT NO. 2; THENCE NORTH 58 DEGREES 20 MINUTES EAST WITH AND ALONG THE SOUTH LINE OF SAID LOT NO. 2 FOR A DISTANCE OF 100 FEET TO A STAKE; THENCE IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT NO. 2 FOR A DISTANCE OF 139.5 FEET TO A STAKE IN THE NORTH LINE OF SAID LOT NO. 2; THENCE SOUTH 58 DEGREES 20 MINUTES W. ALONG THE NORTH LINE OF SAID LOT NO. 2 FOR A DISTANCE OF 100 FEET A STAKE; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT NO. 2 FOR A DISTANCE OF 139.5 FEET TO THE PLACE OF BEGINNING.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JOHN TREADWELL SURVEY, ABSTRACT NO. 795, NAVARRO COUNTY, TEXAS AND BEING PART OF A CALLED 8.528 ACRE TRACT OF LAND CONVEYED TO HARVEY SLATER IN A PARTITION OR THE J. S. SLATER ESTATE BY DEED DATED MARCH 12, 1964, AND IS RECORDED IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (DRNCT), AND BEING KNOWN AS LOTS 38 & 39 BLOCK 2 & LOT 38 & 39, BLOCK 3, SLATERVILLE ADDITION UN-RECORDED AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED FROM J.D. PATE AND WIFE, JUANITA F. PATE TO WILLIAM SCHNEIDER TO 1206, PAGE 843 OF THE DRNCT. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PROPERTY IS ALSO REFERRED TO AS LOTS 38, 39, 40 AND 41 OF THE SLATERVILLE ADDITION, NAVARRO COUNTY, TEXAS.

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF JESSIE STREET A 40 FOOT R.O.W., AT THE NORTHEAST CORNER OR THE SCHNEIDER TRACT RECORDED IN VOLUME 1206, PAGE 843 OF THE DRNCT, KNOWN AS LOT 39, BLOCK 2 OF SLATERVILLE ADDITION AND BEING THE NORTHWEST CORNER OF ANOTHER SCHNEIDER TRACT RECORDED IN VOLUME 1579, PAGE 432 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS, KNOWN AS LOT 40, BLOCK 2;

THENCE, SOUTH 31 DEGREES 23 MINUTES 34 SECONDS EAST, 266.17 FEET ALONG THE COMMON LINE OF LOT 39, BLOCK 2; LOT 39, BLOCK 3, LOT 40, BLOCK 2 AND LOT 40, BLOCK 3 OF SAID SLATERVILLE ADDITION, TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE SCHNEIDER TRACT RECORDED IN VOLUME 1206, PAGE 843 OF THE DRNCT, KNOWN AS LOT 39, BLOCK 3, AND BEING IN THE NORTH LINE OF AN UN-DEVELOPED

STREET CALLED HESTER STREET, A 40 FOOT R.O.W. SHOWN ON UN-RECORDED PLAT AND SAID STREET BEING

OCCUPIED BY OTHER;

THENCE, SOUTH 57 DEGREES 56 MINUTES 19 SECONDS WEST, 100.25 FEET ALONG THE SOUTH LINE OR THE SCHNEIDER TRACT RECORDED IN VOLUME 1206, PAGE 843 OF THE DRNCT AND THE NORTH LINE OR SAID STREET TO 1 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SCHNEIDER TRACT AND SOUTHEAST CORNER OF BENTON TRACT, KNOWN AS LOT 37, BLOCK 3 OF SLATERVILLE ADDITION TO A 1 INCH IRON PIPE FOUND NEXT TO A 3 INCH FENCE CORNER POST;

THENCE, NORTH 31 DEGREES 17 MINUTES 57 SECONDS WEST, 127.55 FEET ALONG THE COMMON LINE OF THIS TRACT AND THE BENTON TRACT WITH A CHAIN LINK FENCE LINE TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 38, BLOCK 3; THE SOUTHWEST CORNER OF LOT 38, BLOCK 2; THE NORTHEAST CORNER 37, BLOCK 3 AND THE SOUTHEAST CORNER OF LOT 37, BLOCK 2 OF SLATERVILLE ADDITION;

THENCE, NORTH 31 DEGREES 22 MINUTES 39 SECONDS WEST, 13931 FEET CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE BENTON TRACT TO A IRON ROD FOUND WITH A RED CAP AT THE NORTHWEST CORNER OF THIS TRACT; THE NORTHWEST CORNER OF LOT 38, BLOCK 2, AND THE NORTHEAST CORNER OF LOT 37, BLOCK 2 AND BEING

IN THE SOUTH LINE OF JESSIE STREET;

THENCE, NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST (REFERENCE BEARING), 100.00 FEET ALONG THE SOUTH LINE OF SAID STREET TO THE POINT OF BEGINNING AND CONTAINING 0.61 OF AN ACRE OF LAND MORE OR LESS.

PARCEL NO.: 46041 AND 56411

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SANFORD AND MISTY MICHELLE SANFORD BY DEED FROM CYNTHIA LEE SCHNEIDER ALSO KNOWN AS CYNTHIA LEE ISLET AND HUSBAND, WILLIAM SCHNEIDER RECORDED 06/29/2012 INSTRUMENT NO. 00005614, IN THE REGISTER'S OFFICE OF NAVARRO



COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/11/2019 and recorded in Document 00000438 real property records of Navarro County, Texas.

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

Date: 04/05/2022

Time: 11:00 AM

Place: Navarro County, Texas at the following location: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

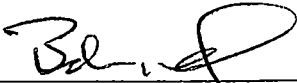
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 WILLIAM SANFORD AND MISTY MICHELLE SANFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$96,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FREEDOM MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and ROUNDPOINT MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FREEDOM MORTGAGE CORPORATION c/o ROUNDPOINT MORTGAGE CORPORATION, 446 Wrenplace Road, Fort Mill, SC 29715 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. FREEDOM MORTGAGE CORPORATION obtained a Order from the 13th District Court of Navarro County on 01/28/2022 under Cause No. D21-30065-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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
Sydney Brock, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Sharon St Pierre 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 February 25, 2022 I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

