

**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 SITUATED IN THE J.C. NEILL SURVEY, ABSTRACT NO. 619, NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED 63 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1232, PAGE 65 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT NORTH 30 DEGREES 16 MINUTES 26 SECONDS WEST, 1319.60 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 63 ACRE TRACT LOCATED ON THE EAST LINE OF COUNTRY ROAD NO. SOUTHWEST 3048, WITNESS: NORTH 59 DEGREES 27 MINUTES 23 SECONDS EAST, 7.0 FEET, A FOUND 2 INCH PIPE CORNER POST;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 277.60 FEET TO THE NORTHWEST CORNER OF THIS TRACT, WITNESS: SOUTH 36 DEGREES 24 MINUTES 32 SECONDS WEST 40.3 FEET, A FOUND PIPE FENCE CORNER POST;

THENCE NORTH 86 DEGREES 24 MINUTES 32 SECONDS EAST, 211.60 FEET TO THE NORTHEAST CORNER OF THIS TRACT, WITNESS: SOUTH 86 DEGREES 24 MINUTES 32 SECONDS WEST 56.4 FEET, A FOUND PIPE FENCE CORNER POST;

THENCE SOUTH 30 DEGREES 00 SECONDS 00 MINUTES EAST, 191.89 FEET TO THE SOUTHEAST CORNER OF THIS TRACT, WITNESS: SOUTH 59 DEGREES 27 MINUTES 23 SECONDS WEST 39.0 FEET, A PIPE FENCE CORNER POST;

THENCE SOUTH 59 DEGREES 27 MINUTES 23 SECONDS WEST, 189.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/30/2008 and recorded in Document 00001187 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: 02/07/2023

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 C. E. PHILLIPS JR. AND SHERAL PHILLIPS, provides that it secures the payment of the indebtedness in the original principal amount of \$161,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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.**

2022-081  
FILED FOR RECORD  
AT 11 O'CLOCK P.M.  
DEC 21 2022

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY





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

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 December 21, 2022 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.

*Sharon St. Pierre*