

## 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 A 6.95 ACRE TRACT OF LAND IN THE JOSIAH HOGAN SURVEY, ABSTRACT NO. 29, FALLS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 3.384 ACRE TRACT OF LAND DESIGNATED AS FIRST TRACT AND ALL OF THAT CERTAIN 3.549 ACRE TRACT OF LAND DESIGNATED AS SECOND TRACT, BOTH DESCRIBED IN A DEED TO JOHN W. HAMBY, RECORDED IN VOLUME 312, PAGE 758 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS (DRFCT). SAID 6.95 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT A 2-1/2 INCH PIPE POST AT THE NORTHEAST CORNER OF ABOVE MENTIONED 3.549 ACRE TRACT. SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF A 102.365 ACRE TRACT OF LAND TO WILDERVILLE LAND AND CATTLE COMPANY LLC RECORDED IN VOLUME 224, PAGE 548 OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (OPRFCT) AND BEING IN THE SOUTH LINE OF AN 89.20 ACRE TRACT OF LAND TO J. A. DONATH, ET UX, (16/184 OPRFCT); THENCE ALONG THE EAST LINE OF SAID 3.549 ACRE TRACT, SAME BEING A WEST LINE OF SAID 102.365 ACRE TRACT AND GENERALLY ALONG A FENCE, SOUTH 36 DEGREES 10 MINUTES 39 SECONDS EAST, A DISTANCE OF 454.42 FEET TO A FOUND 1/2 INCH IRON ROD AT A PIPE CORNER POST; THENCE ALONG THE SOUTH LINES OF SAID 3.549 ACRE TRACT AND SAID 3.384 ACRE TRACT, SAME BEING A NORTH LINE OF SAID 102.365 ACRE TRACT AND THE NORTH LINE OF A 16.23 ACRE TRACT OF LAND TO JOHN HERR, ET UX, (247/701 OPRFCT), SOUTH 58 DEGREES 37 MINUTES 26 SECONDS WEST, A DISTANCE OF 681.17 FEET TO A FOUND 1-1/2" IRON PIPE AT A CORNER POST IN THE EAST LINE OF A 31.21 ACRE TRACT OF LAND TO NATHAN HAY, ET UX, (184/743 OPRFCT); THENCE ALONG THE WEST LINE OF SAID 3.384 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 31.21 ACRE TRACT, NORTH 30 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 464.22 FEET TO THE CENTER OF COUNTY ROAD NO. 327, FROM WHICH A FOUND 1/2 INCH IRON ROD FOR REFERENCE BEARS SOUTH 30 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.50 FEET; THENCE PARTWAY ALONG THE CENTER OF COUNTY ROAD NO. 327, NORTH 59 DEGREES 38 MINUTES 35 SECONDS EAST. A DISTANCE OF 639.63 FEET TO THE POINT OF BEGINNING, CONTAINING 6.95 ACRES OF LAND, OF WHICH 0.15 ACRE LIES WITHIN COUNTY ROAD NO. 327. ALL BEARINGS RECITED HEREIN ARE REFERENCED TO GEODETIC NORTH.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/17/2014 and recorded in Book 00298 Page 00517 Document 00002032 real property records of Falls County, Texas.

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

Date: 06/07/2022  
Time: 11:00 AM  
Place: Falls County, Texas at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS 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 NICH SEAN EDWARDS AND ROBIN N. EDWARDS, provides that it secures the payment of the indebtedness in the original principal amount of \$34,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.

FILED \_\_\_\_\_ M

APR 28 2022

CO. CLK. FALLS CO.





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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am Pete Florez 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 4-28-22 I filed this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

FILED \_\_\_\_\_ M

APR 28 2022

CO. CLK. FALLS CO.