

## 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: TRACT ONE:

ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN FALLS COUNTY, TEXAS; TO WIT:  
ALL THAT CERTAIN 2.666 ACRES OF LAND LYING AND BEING SITUATED IN FALLS COUNTY, TEXAS, OUT OF THE T. J. CHAMBERS AND A. DE LA SÉRDA CONFLICTING GRANTS, BEING A PART OF 3.2 ACRES OF LAND CONVEYED BY T. VERNON JONES, ET UX TO ERNIE L. LAURENCE, ET UX BY DEED RECORDED IN VOL. 203, PAGE 428, DEED RECORDS OF FALLS COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE BY A CORNER POST FOR THE SOUTHEAST CORNER OF SAID 3.2 ACRES;

THENCE NORTH 456.09 FEET WITH THE EAST FENCE LINE OF SAID TRACT TO THE SOUTHEAST FENCE CORNER OF 0.2 ACRES OF LAND CONVEYED BY ERNIE L. LAURENCE, ET UX, TO MARLIN COUNTRY CLUB BY DEED RECORDED IN VOL. 288, PAGE 545, SAID DEED RECORDS;

THENCE NORTH 74 DEGREES 25 MINUTES WEST 98.0 FEET WITH THE SOUTH FENCE LINE OF SAID 0.2 ACRES TO A CORNER POST FOR THE SOUTHWEST CORNER OF SAME;

THENCE SOUTH 32 DEGREES 55 MINUTES WEST 198.77 FEET WITH THE WEST FENCE LINE OF SAID 3.2 ACRES TO A CORNER POST FOR A CORNER IN SAME;

THENCE SOUTH 76 DEGREES 36 MINUTES WEST 160.35 FEET WITH THE NORTH FENCE LINE OF THE 3.2 ACRES TO AN IRON STAKE BY A CORNER POST FOR THE NORTHWEST CORNER OF SAME IN THE EAST LINE OF WARD STREET;

THENCE SOUTH 0 DEGREES 26 MINUTES WEST 125.96 FEET WITH THE WEST FENCE LINE OF THE 3.2 ACRES AND THE EAST LINE OF WARD STREET TO AN IRON STAKE FOR A CORNER;

THENCE NORTH 89 DEGREES 23 MINUTES EAST 135 FEET TO AN IRON STAKE FOR A CORNER;

THENCE NORTH 0 DEGREES 26 MINUTES WEST 131 FEET TO AN IRON STAKE FOR A CORNER;

THENCE SOUTH 89 DEGREES 23 MINUTES WEST 135 FEET TO AN IRON STAKE FOR A CORNER IN THE EAST LINE OF WARD STREET AND THE WEST LINE OF THE 3.2 ACRES;

THENCE SOUTH 0 DEGREES 26 MINUTES WEST 22 FEET WITH THE EAST LINE OF WARD STREET AND THE WEST LINE OF THE 3.2 ACRES TO AN IRON, STAKE BY A CORNER POST FOR THE SOUTHWEST CORNER OF THE 3.2 ACRES;

THENCE NORTH 89 DEGREES 23 MINUTES EAST 187.3 FEET AND SOUTH 89 DEGREES 31 MINUTES EAST 173.22 FEET WITH THE SOUTH FENCE LINE OF THE 3.2 ACRES TO THE PLACE OF BEGINNING.

TRACT TWO:

ALL THAT CERTAIN 0.406 ACRES OF LAND LYING AND BEING SITUATED IN FALLS COUNTY, TEXAS, OUT OF THE T.J. CHAMBERS AND A DE LA SERDA CONFLICTING GRANTS, BEING A PART OF A 3.2 ACRES OF LAND CONVEYED BY T. VERNON JONES, ET UX TO ERNIE L. LAURENCE, ET UX, BY DEED RECORDED IN VOL. 203, PAGE 428, DEED RECORDS OF FALLS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR A CORNER IN THE EAST LINE OF WARD STREET AND WEST LINE OF SAID. 3.2 ACRES, THE SAME BEING 22 FEET NORTH 0 DEGREES 26 MINUTES EAST FROM AN IRON STAKE BY A CORNER POST FOR THE SOUTHWEST CORNER OF THE 3.2 ACRES;

THENCE NORTH 0 DEGREES 26 MINUTES EAST WITH THE EAST LINE OF WARD STREET AND THE WEST LINE OF SAID TRACT 131 FEET TO AN IRON STAKE FOR A CORNER:

THENCE NORTH 89 DEGREES 23 MINUTES EAST 135 FEET TO AN IRON STAKE FOR A CORNER;

THENCE SOUTH 0 DEGREES 26 MINUTES WEST 131 FEET TO AN IRON STAKE FOR A CORNER:

THENCE SOUTH 89 DEGREES 23 MINUTES WEST 135 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/13/2008 and recorded in Book 217 Page 0867 Document 0610 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: 08/06/2024

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.

FILED  
At 2:46 o'clock P M  
JUN 27 2024  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY Adault DEPUTY

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 W. ROGERS CRAIG AND JEAN CRAIG, provides that it secures the payment of the indebtedness in the original principal amount of \$546,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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.**



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.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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 6-27-24 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**

At 2:40 o'clock P M

**JUN 27 2024**

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS

BY Adcock DEPUTY