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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: RANCH 11, 10.01 ACRES A TRACT OF LAND IN HILL COUNTY, TEXAS, CONTAINING 10.01 ACRES WITHIN THE S. S. POOL SURVEY, ABSTRACT NO. 715, BEING A PORTION OF THE CALLED 1068.43 ACRE TRACT DESCRIBED IN THE DEED TO THE RANCHES AT ROCK CREEK, LLC, RECORDED IN VOLUME 2107, PAGE 164. OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD SET FOR A CORNER, BEARING NORTH 30 DEGREES 52 MINUTES 24 SECONDS WEST A DISTANCE OF 915.07 FEET FROM A 5/8 INCH IRON ROD ROUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 933 AND THE CENTER OF PRIVATE ROAD 196 FOR THE SOUTHWEST CORNER OF SAID 1068.43 ACRE TRACT;
THENCE NORTH 30 DEGREES 52 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 919.89 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;
THENCE NORTH 57 DEGREES 46 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 465.09 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;
THENCE SOUTH 31 DEGREES 37 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 931.54 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;
THENCE SOUTH 59 DEGREES 11 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 477.06 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/07/2021 and recorded in Book 2138 Page 819 Document 00127401 real property records of Hill County, Texas.

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

Date: 10/03/2023

Time: 11:00 AM


Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL 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 JAMES WALLACE MCDONALD, provides that it secures the payment of the indebtedness in the original principal amount of \$120,555.00, 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.


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

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.