

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: LEGAL DESCRIPTION: BEING A 0.318 ACRE TRACT OF LAND, LYING IN AND BEING ALL OF LOTS 1, 2 AND A PORTION OF LOT 3, BLOCK 15, CITY OF SCHULENBURG IN FAYETTE COUNTY, TEXAS, ORIGINALLY RECORDED IN VOLUME 1, PAGE 320 AND RE-RECORDED IN VOLUME 182, PAGE 638 DEED RECORDS, FAYETTE COUNTY, TEXAS AND AS CONVEYED TO JAMES B. CARLISLE, LOIS F. CARLISLE AND STEVE CARLISLE BY DEEDS RECORDED IN VOLUME 663, PAGE 29 AND VOLUME 1776, PAGE 557 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS; SAID 0.318 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON AND ASSOCIATES IN MARCH, 2021:

BEGINNING AT A 1/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, LOT 1, BLOCK 15 AND SAID CARLISLE TRACT RECORDED IN VOLUME 1776, PAGE 872 OF SAID OFFICIAL RECORDS AT THE INTERSECTION OF THE SOUTH LINE OF SUMMIT STREET WITH THE WEST LINE HERDER AVENUE;

THENCE SOUTH 01 DEGREES 53 MINUTES 41 SECONDS EAST A DISTANCE OF 149.92 FEET ALONG HERDER AVENUE TO A 1/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, LOT 1, BLOCK 15 AND SAID CARLISLE TRACT RECORDED IN VOLUME 1776, PAGE 872 OF SAID OFFICIAL RECORDS;

THENCE SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 92.08 FEET ALONG THE NORTH LINE OF A 20 FEET ALLEY TO A POINT FOR THE SOUTHWEST CORNER HEREOF FROM WHICH A 1/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CARLISLE TRACT RECORDED IN VOLUME 1087, PAGE 215 OF SAID OFFICIAL RECORDS AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEFORY BLEVINS AND MARGARET BLEVINS BY DEED RECORDED IN VOLUME 1087, PAGE 62 OF SAID OFFICIAL RECORDS BEARS SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 4.37 FEET;

THENCE NORTH 02 DEGREES 04 MINUTES 17 SECONDS WEST A DISTANCE OF 149.82 FEET TO A 1/4 INCH IRON ROD FOUND IN THE SOUTH LINE OF SUMMIT STREET FOR THE NORTHWEST CORNER HEREOF FROM WHICH A 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER SAID CARLISLE TRACT RECORDED IN VOLUME 1087, PAGE 215 OF SAID OFFICIAL RECORDS AND THE NORTHEAST CORNER OF SAID BLEVINS TRACT BEARS SOUTH 87 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE NORTH 87 DEGREES 45 MINUTES 24 SECONDS EAST, AL DISTANCE OF 92.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.318 ACRE OF LAND, MORE OR LESS AND AS SHOWN ON MAP OF SURVEY PREPARED HERewith.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/14/2021 and recorded in Book 1994 Page 374 Document 21-03420 real property records of Fayette County, Texas.

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

Date: 09/05/2023

Time: 01:00 PM


Place: Fayette County, Texas at the following location: ON THE FAYETTE COUNTY COURTHOUSE LAWN ON THE WEST SIDE AT THE POSTING BOARD LOCATED ON THE STONE WALL ENCLOSURE OF THE COURTHOUSE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 MONICA A TEMPLETON, provides that it secures the payment of the indebtedness in the original principal amount of \$183,150.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Everett Financial, Inc. dba Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial, Inc. dba Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 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



FILED
JUN 22 2023
4:05 PM
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Certificate of Posting

I am Rita Flores 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 6-22-23 I filed this Notice of Foreclosure Sale at the office of the Fayette County Clerk and caused it to be posted at the location directed by the Fayette County Commissioners Court.