

NOTICE OF FORECLOSURE SALE

2020 JUL 23 P 1:09

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 CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, ABOUT 1000 YARDS SOUTHWEST FROM THE PUBLIC SQUARE OF SAID CITY, BEING A PART OF THE M.A. BOWLIN SURVEY, ABST. NO. 39 AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTH SIDE OF INGRAM STREET, THE SE CORNER OF THE SECOND LOT DESCRIBED IN A DEED FROM R.C. STEPHENSON ET UX, TO J.E. RUSHING, VOL. 139, PAGE 405, DEED RECORDS OF HOPKINS COUNTY, TEXAS.

THENCE NORTH 0 DEGREES 0 MINUTES 107 FEET TO A STAKE;

THENCE W 0 DEGREES 0 MINUTES 64 FEET TO A STAKE;

THENCE S. 0 DEGREES 0 MINUTES 107 FEET TO A STAKE IN THE NB LINE OF INGRAM STREET, THE S.W. CORNER OF SAID LOT DEEDED BY R.C. STEPHENSON TO J.E. RUSHING;

THENCE E 0 DEGREES 0 MINUTES ALONG NB LINE OF INGRAM STREET, 64 FEET TO THE PLACE OF BEGINNING. HEREBY CONVEYING 107 FEET OFF THE SOUTH SIDE OF THE SECOND LOT DESCRIBED IN A DEED FROM STEPHENSON TO RUSHING.

BEING THE SAME LAND DESCRIBED IN DEED FROM EDNA CRUSE CHAMPION ET VIR, JEFF H. CHAMPION TO ALFRED B. FOLMAR AND E.S. FOLMAR, DATED JUNE 7, 1979, RECORDED IN VOL. 396 PAGE 406, DEED RECORDS, HOPKINS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/21/2004 and recorded in Book 0494 Page 0886 Document 5407 real property records of Hopkins County, Texas.

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

Date: 09/01/2020

Time: 01:00 PM

Place: Hopkins County, Texas at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE 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 ROBERT WILLIAMSON AND SANDI WILLIAMSON, provides that it secures the payment of the indebtedness in the original principal amount of \$18,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY NOTES 2004 VARIABLE FUNDING 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 WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY NOTES 2004 VARIABLE FUNDING TRUST c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY NOTES 2004 VARIABLE FUNDING TRUST obtained a Order from the 62nd District Court of Hopkins County on 07/07/2020 under Cause No. CV44355. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C., 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 Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.



Posting Trustee Robert Lamm out 07-23-2020