

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: FIELD NOTES TO A LOT IN BLOCK 9 OF THE WOOD-SMITH ADDITION (UNRECORDED), CITY OF GAINESVILLE, COOKE COUNTY TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS. BEING ALL OF LOT 11 IN BLOCK 9 OF THE WOOD-SMITH ADDITION (UNRECORDED), BEING THE SAME LOT 11 CONVEYED FROM J. GAYLE MERRIFIELD TO FRONK L. CRUMP, ET UX BY DEED RECORDED IN VOLUME 719, PAGE 265 OF THE COOKE COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ET A FOUND STEEL PIN AT THE NORTHWEST CORNER OF SAID CRUMP TRACT, COMMON TO THE NORTHWEST CORNER OF SAID BLOCK 9, COMMON TO THE NORTHWEST CORNER OF SAID LOT 11, AT THE INTERSECTION OF THE SOUTH LINE OF MYRTLE STREET WITH THE WEST LINE OF MORRIS STREET:

THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, WITH SAID SOUTH LINE OF MYRTLE STREET, A DISTANCE OF 144.00 FEET TO A SET STEEL PIN OF THE NORTHEAST CORNER OF SAID LOT 11, COMMON TO THE NORTHEAST CORNER OF SAID CRUMP TRACT:

THENCE SOUTH, ALONG OR NEAR A FENCE, A DISTANCE OF 65.00 FEET TO A SET STEEL PIN AT THE SOUTHEAST CORNER OF SAID LOT 11, COMMON TO THE NORTHEAST CORNER OF LOT 10, COMMON TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ELIZABETH E. MCKORME BY DEED RECORDED IN VOLUME 945, PAGE 339 OF SAID PUBLIC RECORDS:

THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG OR NEAR A FENCE, A DISTANCE OF 144.00 FEET TO A FOUND STEEL PIN AT THE SOUTHWEST CORNER OF SAID LOT 11, COMMON TO THE NORTHWEST CORNER OF SAID LOT 10, COMMON TO THE SOUTHWEST CORNER OF SAID CRUMP TRACT, COMMON TO THE NORTHWEST CORNER OF SAID MCKAMIE TRACT, ON SAID WEST LINE OF BLOCK 9 COMMON TO SAID EAST LINE OF MORRIS STREET:

THENCE NORTH, WITH SAID COMMON LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/28/2008 and recorded in Book 1568 Page 221 Document 00013876 real property records of Cooke County, Texas.

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

Date: 04/05/2022

Time: 10:00 AM

Place: Cooke County, Texas at the following location: THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINESVILLE, TEXAS 76240 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 MILDRED A. CRUMP, provides that it secures the payment of the indebtedness in the original principal amount of \$129,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 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.



FILED FOR RECORD

22 JAN 27 AM 11:50

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY mg DEPUTY



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

I am Shelley Ottolani Certificate of Posting
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 1.27.2022 filed this Notice of Foreclosure Sale at the office
of the Cooke County Clerk and caused it to be posted at the location directed by the Cooke County Commissioners Court.