

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: SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY NO. 524, BEING LOT 24, BLOCK "C", OF SPRINGFIELD ESTATES NO. 2, SAID ADDITION BEING RECORDED IN ENVELOPE 253-D, OF THE PLAT RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2 INCH CAPPED (JMN-4025) IRON PIN (F) FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 24 AND THE SOUTHEAST CORNER OF LOT 23, BLOCK "C" OF SAID SPRINGLAKE ESTATES NO. 2.

THENCE NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 105.13 FEET TO A 1/2 INCH CAPPED (JMN-4025) IRON PIN (F) FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 24 AND THE SOUTHWEST CORNER OF SAID LOT 23;

THENCE SOUTH 0 DEGREES 03 MINUTES 07 SECONDS EAST ALONG ANY ALLEY A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON PIN (F) AT THE SOUTHWEST CORNER OF SAID LOT 24 AND THE NORTHWEST CORNER OF LOT 25, BLOCK "C", OF SAID SPRINGLAKE ESTATES NO. 2;

THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS EAST A DISTANCE OF 105.06 FEET TO A 1/2 INCH CAPPED (JMN-4025) IRON PIN (F) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 24 AND THE NORTHEAST CORNER OF SAID LOT 25;

THENCE NORTH ALONG THE WEST BOUNDARY LINE OF MEDALIST ST. A DISTANCE OF 80.00 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/25/2004 and recorded in Book 1541 Page 104 Document 00020938 real property records of Lamar County, Texas.

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

Date: 02/07/2023

Time: 01:00 PM

Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

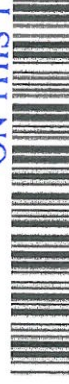
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 DRU RICHARDS AND MELISSA STANSELL, provides that it secures the payment of the indebtedness in the original principal amount of \$124,000.00, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 obtained a Order from the 62ND DISTRICT COURT-LAMAR COUNTY District Court of Lamar County on 12/12/2022 under Cause No. 91428. 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.

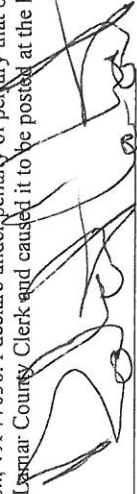




Mackie Wolf Zientz & Mann, P.C.
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~~Karla Balli, Attorney at Law~~
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Robert La Mont 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 December 29, 2022 I filed this Notice of Foreclosure Sale at the office of the ~~Lamar~~ Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.



Robert La Mont, December 29, 2022