

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0008 RECORDED DATE: 02/03/2023 04:20:19 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 943143 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
<p>DOCUMENT # : FC-2023-0008 RECORDED DATE: 02/03/2023 04:20:19 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

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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: TRACT 1- 2.00 ACRES
J. N. ACOSTA SURVEY, ABSTRACT NO.1

FIELD NOTES FOR THAT CERTAIN TRACT SITUATED IN THE STATE OF TEXAS AND THE COUNTY OF LIMESTONE, BEING PART OF THE J. N. ACOSTA SURVEY, ABSTRACT NO.1, BEING 2.00 ACRES, MORE OR LESS, AND BEING PART OF A CALLED 7.8 ACRE TRACT CONVEYED IN A DEED DATED JANUARY 23, 2007, FROM GAYLE E. TITTLE, TRUSTEE TO VERNON WOOLEY AND MARY WOOLEY AND RECORDED IN VOLUME 1230, PAGE 846 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND TO WHICH REFERENCE IS HEREBY MADE TO FOR ANY AND ALL PURPOSES. SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 60D NAIL FOUND IN THE APPROXIMATE CENTERLINE OF PRIVATE ROAD 5522 AND IN THE CENTER OF A 60 FOOT ROAD AND UTILITY EASEMENT AS DESCRIBED IN A DEED TO VERNON WOOLEY AND MARY WOOLEY RECORDED IN VOLUME 1230, PAGE 846 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. SAID POINT MARKING THE NORTHWEST CORNER OF A CALLED 27.63 ACRE TRACT CONVEYED TO STEVEN WEDEKING AND NELDA WEDEKING BY DEED RECORDED IN VOLUME 1209, PAGE 13 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS AND THE NORTHEAST CORNER OF SAID 7.8 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE SOUTH MARGIN OF SAID ROAD BEARS SOUTH 24 DEGREES 28 MINUTES 27 SECONDS EAST, 30.26 FEET;

THENCE WITH THE GENERAL LINE OF A FENCE, THE WEST LINE OF SAID 27.63 ACRE TRACT AND THE EAST LINE OF SAID 7.8 ACRE TRACT, SOUTH 25 DEGREES 31 MINUTES 06 SECONDS EAST (BASIS OF BEARINGS), 477.83 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 4957" SET FOR CORNER;

THENCE CROSSING SAID 7.8 ACRE TRACT AS FOLLOWS:

SOUTH 62 DEGREES 00 MINUTES 08 SECONDS WEST, 164.30 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 4957" SET FOR CORNER, AND NORTH 29 DEGREES 08 MINUTES 20 SECONDS WEST, 183.27 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 3.44 ACRE TRACT CONVEYED TO JAMES O. SAUNDERS AND JOAN SAUNDERS BY DEED RECORDED IN VOLUME 1125, PAGE 336 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS AND AN ELL CORNER OF SAID 7.8 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 3.44 ACRE TRACT AND THE WEST LINE OF SAID 7.8 ACRE TRACT, NORTH 31 DEGREES 05 MINUTES 48 SECONDS WEST, PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE SOUTH MARGIN OF PRIVATE ROAD 5522 AT 264.59 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 294.58 FEET TO A 60D NAIL FOUND IN THE APPROXIMATE CENTERLINE OF SAID ROAD AND IN THE CENTER OF AFORESAID 60 FOOT ROAD AND UTILITY EASEMENT. SAID POINT MARKING THE NORTHEAST CORNER OF SAID 3.44 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.8 ACRE TRACT;

THENCE WITH THE CENTER OF SAID ROAD, THE CENTER OF SAID EASEMENT AND THE NORTH LINE OF SAID 7.8 ACRE TRACT, NORTH 62 DEGREES 00 MINUTES 08 SECONDS EAST, 204.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS, OF WHICH 0.13 ACRE LIES WITHIN SAID PRIVATE ROAD 5522 AND SAID ROAD AND UTILITY EASEMENT. AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HERewith.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/25/2012 and recorded in Book 1387 Page 477 real property records of Limestone County, Texas.

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

Date: 04/04/2023

Time: 11:00 AM

Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE,
200 WEST STATE STREET 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.

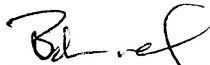


5. **Obligations Secured.** The Deed of Trust executed by VERNON WOOLEY AND MARY WOOLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$0.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC 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 Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 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. **Order to Foreclose.** Mortgage Assets Management, LLC obtained a Order from the 77th District Court of Limestone County on 01/18/2023 under Cause No. 32592-A. 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 & Mahn, 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

Certificate of Posting

I am Mackie Mackie 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 2/3/2023 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

