

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
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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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING PART OF BLOCK 536 OF THE ORIGINAL TOWN OF GREENVILLE, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM JULIE GIBSON, ET AL. TO PRESTON HAWKINS, ET AL., AS RECORDED IN VOLUME 862, PAGE 523 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" OUT IN CONCRETE SET FOR CORNER AT THE INTERSECTION OF THE SOUTH LINE OF BOURLAND STREET WITH THE WEST LINE OF WALNUT STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE CITED BLOCK 536;
THENCE SOUTH WITH THE WEST LINE OF WALNUT STREET A DISTANCE OF 140.00 FEET TO A 1 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THE ABOVE CITED HAWKINS TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM PROPUNIQUE, INC., TO RAMANDRA GILBERT, ET VIR. AS RECORDED IN VOLUME 1362, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;
THENCE WEST WITH THE SOUTH LINE OF SAID HAWKINS TRACT AND THE NORTH LINE OF SAID GILBERT TRACT A DISTANCE OF 201.00 FEET TO A 1 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOUND FOR CORNER IN THE EAST LINE OF AN ALLEY AT THE SOUTHWEST CORNER OF SAID HAWKINS TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID GILBERT TRACT.
THENCE NORTH WITH THE EAST LINE OF SAID ALLEY A DISTANCE OF 140.00 FEET TO A 1 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE INTERSECTION OF THE EAST LINE OF SAID ALLEY WITH THE SOUTH LINE OF BOURLAND STREET
THENCE EAST WITH THE SOUTH LINE OF BOURLAND STREET A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.646 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/11/2009 and recorded in Document 2009-8788 real property records of Hunt County, Texas.

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

Date: 11/02/2021
Time: 12:00 PM
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 PRESTON HAWKINS AND ANNA LUCILLE HAWKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. 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. Order to Foreclose. BANK OF AMERICA, N.A. obtained a Order from the 354th District Court of Hunt County on 08/17/2021 under Cause No. 88578. 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 5117 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.

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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, LLC, 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 Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.