

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 OF 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.

5965-680

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

4139 CR 3325, GREENVILLE, TEXAS 75402

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HUNT COUNTY

RECORDED ON FEBRUARY 13, 2006

UNDER DOCUMENT# 2156

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE OCTOBER 4, 2022

THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

FILED FOR RECORD
BEC & LANDRUM
COUNTY CLERK HUNT COUNTY TX
2:25 SEP - 8 AM 9:00 PM
1:00 PM - 2:00 PM
SHEPPARD

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by MURIEL STICKLES, provides that it secures the payment of the indebtedness in the original principal amount of \$214,500.00, 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 the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite# 100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE _____

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5965-680

**EXHIBIT A – LEGAL DESCRIPTION
for 4139 CR 3325, Greenville, Texas 75402**

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MOONEY WEATHERFORD SURVEY, ABSTRACT NO. 1108 HUNT COUNTY, TEXAS AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED FROM JOAN FRANCIS GRAVES TO L.P. BLOODWORTH AS RECORDED IN VOLUME 1104, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOUND (HEREINAFTER CALLED 1/2" IRON ROD WITH CAP FOUND) FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325 AT THE SOUTHWEST CORNER OF THE ABOVE CITED GRAVES TRACT;

THENCE N 02 DEG. 31'44" E WITH THE WEST LINE OF SAID TRACT 1, PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 21.62 FEET, AND CONTINUING WITH THE WEST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 209.35 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE S 88 DEG. 17'41" E WITH THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 416.54 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE S 02 DEGREES 31'44" W WITH THE EAST LINE OF SAID TRACT 1. PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 185.99 FEET, AND CONTINUING WITH THE EAST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 206.46 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRACT 1 IN THE CENTER OF COUNTY ROAD NO. 3325;

THENCE N 88 DEG. 41'31"W ALONG THE CENTER OF COUNTY ROAD NO. 3325 A DISTANCE OF 416.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.988 ACRES OF LAND, MORE OR LESS.

TRACT TWO: EASEMENT TRACT ONLY:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MOONEY WEATHERFORD SURVEY, ABSTRACT NO. 1108, HUNT COUNTY, TEXAS AND BEING A STRIP OF LAND ACROSS THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED FROM JOAN FRANCES GRAVES TO L.P. BLOODWORTH AS RECORDED IN VOLUME 1104, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOUND (HEREINAFTER CALLED 1/2" IRON ROD WITH CAP FOUND) FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325 AT THE SOUTHWEST CORNER OF THE ABOVE CITED TRACT 1;

THENCE N 02 DEGREES 31'44" E WITH THE WEST LINE OF SAID TRACT 1, PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 21.62 FEET, AND CONTINUING WITH THE WEST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 209.35 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE S 88 DEG. 17'41" E WITH THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 172.63 FEET TO THE POINT FOR CORNER;

THENCE S 01 DEG. 42'19" W A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 88 DEG. 17'41" W A DISTANCE OF 123.35 FEET TO A POINT FOR CORNER;

THENCE S 02 DEG. 31'44" W A DISTANCE OF 159.00 FEET TO A POINT FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325;

THENCE N 88 DEG. 41'31" W ALONG THE CENTER OF COUNTY ROAD NO. 3325 A DISTANCE OF 50.01 FEET AND BEING THE PLACE OF BEGINNING AND CONTAINING 0.381 ACRES OF LAND.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE