

### 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 P. HALE SURVEY, ABSTRACT NO. 1232 (CALLED ABSTRACT NO. 911), AND THE J.R.S. WALKER SURVEY, ABSTRACT NO. 1096, HUNT COUNTY, TEXAS AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM RAMONA J. STEELE TO RICHARD C. GRIFFITTS AS RECORDED IN VOLUME 366, PAGE 796, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM RAMONA STEELE TO RICHARD C. GRIFFITTS AS RECORDED IN VOLUME 366, PAGE 797, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO RAMONA J. STEELE AS RECORDED IN VOLUME 142, PAGE 194, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER AT THE OCCUPIED SOUTHWEST CORNER OF THE ABOVE CITED GRIFFITTS TRACT (366/797), SAID POINT BEING IN THE CENTERLINE OF COUNTY ROAD NO. 3204; THENCE NORTH PASSING THE SOUTHWEST CORNER OF THE ABOVE CITED STEELE TRACT (142/194), AND THE SOUTHEAST CORNER OF A CALLED 20.157 ACRE TRACT CONVEYED FROM T.A. ALLEN TO CHARLES R. RHOADES, ET UX, PER DEED RECORDED IN VOLUME 700, PAGE 229, D.R.H.C.T. AT A DISTANCE OF 25.00 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID 20.157 ACRE TRACT, AND ALONG THE WEST LINE OF A CALLED 16.803 ACRE TRACT (187/654), AND ALONG THE EAST LINE OF A CALLED 18.18 ACRE TRACT (187/651), PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 1828.48 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1858.48 FEET TO A POINT FOR CORNER ON A CREEK, SAID POINT BEING IN THE EAST LINE OF A CALLED 34.999 ACRE TRACT CONVEYED FROM JAMES M. IRWIN TO COYOTE RIDGE RANCH CORPORATION PER DEED RECORDED IN VOLUME 80, PAGE 491, R.P.R.H.C.T.; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE MEANDERS OF SAID CREEK AS FOLLOWS: SOUTH 47 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 71.46 FEET; SOUTH 08 DEGREES 14 MINUTES 35 SECONDS WEST A DISTANCE OF 58.20 FEET; SOUTH 63 DEGREES 40 MINUTES 12 SECONDS EAST A DISTANCE OF 82.46 FEET; SOUTH 21 DEGREES 48 MINUTES 54 SECONDS EAST A DISTANCE OF 54.89 FEET; SOUTH 30 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 91.51 FEET; SOUTH 56 DEGREES 04 MINUTES 56 SECONDS EAST A DISTANCE OF 62.53 FEET; NORTH 71 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 187.36 FEET; SOUTH 09 DEGREES 19 MINUTES 36 SECONDS EAST A DISTANCE OF 110.52 FEET; SOUTH 51 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 85.92 FEET; SOUTH 05 DEGREES 04 MINUTES 06 SECONDS WEST A DISTANCE OF 69.62 FEET; SOUTH 86 DEGREES 39 MINUTES 01 SECONDS EAST A DISTANCE OF 56.40 FEET; NORTH 83 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 50.58 FEET; NORTH 19 DEGREES 03 MINUTES 24 SECONDS EAST A DISTANCE OF 35.12 FEET; SOUTH 86 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 64.25 FEET TO A POINT FOR CORNER; THENCE SOUTH PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 30.00 FEET, AND PASSING ANOTHER 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 1377.44 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1402.44 FEET TO A 1/2 INCH IRON ROD SET CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 3204; THENCE SOUTH 89 DEGREES 15 MINUTES 24 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 676.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.15 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/31/2020 and recorded in Document 2021-00343 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: 02/07/2023  
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 RODNEY QUATTLEBAUM AND RACHEL WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$499,999.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note. CrossCountry Mortgage, LLC is the current mortgagee of the note and deed of trust and CROSSCOUNTRY MORTGAGE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CrossCountry Mortgage, LLC c/o CROSSCOUNTRY MORTGAGE, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.**



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  
Karla Balli, 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, L.L.C. 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.

DEPUTY  
  
22 DEC 21 PM 1:00  
FILED FOR RECORD  
BECKY LAND  
COUNTY CLERK