

## 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 EDWARD FINLEY SURVEY, ABSTRACT NO. 335, TOWN OF LONE OAK, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 6 AND LOT 19 OF THE REPLAT OF BLOCKS 11 AND 12 OF THE ORIGINAL TOWN OF LONE OAK, AN ADDITION TO THE TOWN OF LONE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1840 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "OWENS" FOUND FOR CORNER IN THE SOUTH LINE OF WEST CEDAR STREET AT THE NORTHEAST CORNER OF THE ABOVE CITED LOT 6 SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 5;

THENCE SOUTH 01 DEGREES 17 MINUTES 52 SECONDS WEST WITH THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 5, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "OWENS" FOUND AT THE SOUTHEAST CORNER OF LOT 6, THE SOUTHWEST CORNER OF LOT 5, THE NORTHWEST CORNER OF LOT 20 AND THE NORTHEAST CORNER OF THE ABOVE CITED LOT 19 AT A DISTANCE OF 105.77 FEET, AND CONTINUING WITH THE EAST LINE OF LOT 19 AND THE WEST LINE OF LOT 20 FOR A TOTAL DISTANCE OF 211.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "OWENS" FOUND FOR CORNER IN THE NORTH LINE OF MAGNOLIA STREET AT THE SOUTHEAST CORNER OF LOT 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 20;

THENCE NORTH 85 DEGREES 57 MINUTES 25 SECONDS WEST WITH THE NORTH LINE OF MAGNOLIA STREET A DISTANCE OF 50.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "OWENS" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 19, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 18;

THENCE NORTH 01 DEGREES 21 MINUTES 46 SECONDS EAST WITH THE WEST LINE OF LOT 19, THE EAST LINE OF LOT 18, THE WEST LINE OF LOT 6 AND THE EAST LINE OF LOT 7, A DISTANCE OF 209.45 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "STOVALL AND ASSOC" SET FOR CORNER IN THE SOUTH LINE OF WEST CEDAR STREET AT THE NORTHWEST CORNER OF LOT 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 7;

THENCE SOUTH 88 DEGREES 45 MINUTES 04 SECONDS EAST WITH THE SOUTH LINE OF WEST CEDAR STREET A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.242 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/30/2021 and recorded in Document 2021-16947 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: 07/05/2023

Time: 01:00 PM

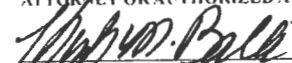
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 BULAH MICHELLE MEXIA, provides that it secures the payment of the indebtedness in the original principal amount of \$202,171.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELL POINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

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.

23-000039-505-1 / 112 W CEDAR ST, LONE OAK, TX 75453

FILED FOR RECORD  
at 12:43'clock P.M.

MAY 25 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 