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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 522 OF THE ORIGINAL TOWN OF GREENVILLE, AND BEING KNOWN AS THE TRACT OF LAND DESCRIBED IN A DEED FROM CLIFFORD DAVIS, ET UX, TO STEWART ROWE, ET UX, AS RECORDED IN VOLUME 486, PAGE 343 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER REFERRED TO AS SUBJECT TRACT). AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN "X" CUT IN CONCRETE IN THE SOUTH LINE OF HENRY STREET, SAID POINT BEING AT THE NORTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM SHERRY LYNN HALE TO AMBER KELLY, AS RECORDED IN VOLUME 1057, PAGE 526 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS; THENCE N. 89 DEG. 54 MIN. 43 SEC. E WITH THE SOUTH LINE OF HENRY STREET A DISTANCE OF 128.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE SUBJECT TRACT, SAID POINT ALSO BEING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM CHARLES E. PUCKETT, ET UX, TO RICHARD G. SYDNOR, ET UX, AS RECORDED IN VOLUME 144, PAGE 625 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS; THENCE S. 00 DEG. 32 MIN. 01 SEC. E WITH THE EAST LINE OF THE SUBJECT TRACT AND WITH THE WEST LINE OF THE ABOVE CITED SYDNOR TRACT A DISTANCE OF 153.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT, SAID POINT BEING IN THE WEST LINE OF THE SYDNOR TRACT, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM R.E. TARPLEY, ET UX, TO MILTON RAY PATTERSON, ET UX, AS RECORDED IN VOLUME 826, PAGE 205 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; THENCE S. 89 DEG. 50 MIN. 02 SEC. W WITH THE SOUTH LINE OF THE SUBJECT TRACT A DISTANCE OF 127.48 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT, SAID POINT BEING IN THE EAST LINE OF THE ABOVE CITED KELLY TRACT, SAID POINT ALSO BEING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM PEGGY ARROWOOD TO MARGARET L. ARROWOOD, AS RECORDED IN VOLUME 247, PAGE 293 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS; THENCE N. 00 DEG. 43 MIN. 42 SEC. W WITH THE WEST LINE OF THE SUBJECT TRACT AND WITH THE EAST LINE OF THE KELLY TRACT A DISTANCE OF 153.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/28/2014 and recorded in Document 2014-2354 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: 01/02/2024

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 JESSE I. BURNETT AND DEANA L. BURNETT, provides that it secures the payment of the indebtedness in the original principal amount of \$69,714.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 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

For additional sale information visit: 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.

FILED FOR RECORD
at 10:40 o'clock A M

OCT 26 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by _____