

26 F-7

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: BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE CHARLES CONNALLY SURVEY, ABSTRACT NO. 164, BEING PART OF A 70.638 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM WILFRED A. ROBERTS AND WIFE, NANCY M. ROBERTS TO ERIC A. EVANS AS RECORDED IN/UNDER DOCUMENT NO. 2021-09033 OF THE OFFICIAL RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE EASTERNMOST NORTHEAST CORNER OF SAID 70.638 ACRE TRACT:

THENCE SOUTH 03 DEGREES 47 MINUTES 02 SECONDS WEST ALONG A FENCE AND THE SOUTHERNMOST EAST LINE OF SAID 70.638 ACRE TRACT, A DISTANCE OF 945.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF SAID 70.638 ACRE TRACT, SAID CORNER BEING AT THE INTERSECTION OF THE WEST LINE OF HUNT COUNTY ROAD NO. 1026 AND ROD FOUND BEARING NORTH 03 DEGREES 47 MINUTES 02 SECONDS EAST AT A DISTANCE OF 9.93 FEET.:

THENCE NORTH 88 DEGREES 55 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID 70.638 ACRE TRACT AND THE NORTH RIGHT-OF-WAY TO FARM-TO-MARKET ROAD NO. 1566, A DISTANCE OF 338.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER. SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 35 MINUTES 18 SECONDS, A RADIUS OF 623.70 FEET WITH A CHORD BEARING OF NORTH 76 DEGREES 53 MINUTES 58 SECONDS WEST AND A CHORD DISTANCE OF 125.93 FEET.

THENCE IN THE NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, THE SOUTH LINE OF SAID 70.638 ACRE TRACT AND THE NORTH-RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 1566, AN ARE LENGTH OF 126.15 FEET TO A 1/2 ROD SET FOR A CORNER:

THENCE NORTH 03 DEGREES 47 MINUTES 02 SECONDS EAST A DISTANCE OF 919.43 FEET TO A 1/2 INCH ROD SET FOR A CORNER:

THENCE SOUTH 88 DEGREES 56 MINUTES 32 SECONDS EAST ALONG A FENCE, A DISTANCE OF 463.16 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 10.001 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/28/2022 and recorded in Document 2022-05330 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: 02/06/2024

Time: 01:00 PM

Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY ARFA 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 JORDAN COVEY AND SUMMIT COVEY, provides that it secures the payment of the indebtedness in the original principal amount of \$525,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Onslow Bay Financial LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Onslow Bay Financial LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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, L.L.C. 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

FILED FOR RECORD
at 11:35 o'clock A.M.

JAN 04 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojo*

For additional sale information visit www.auction.com or (800) 280-2852

Certificate of Posting

I am BRANDY DANIEL whose address is AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on 1-4-24 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.