

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.

2022 AUG 25 11:23

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

LEGAL DESCRIPTION

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
RAINS COUNTY

RECORDED ON
APRIL 1, 2008

UNDER DOCUMENT#
00599

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
THE WEST MOST SIDE OF THE RAINS COUNTY
COURTHOUSE WHICH IS LOCATED AT 167 EAST QUITMAN
STREET OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DATE
OCTOBER 4, 2022

TIME
1:00 PM - 4:00 PM

MANDY SAWYER
COUNTY CLERK
5514 FM 47, POINT, TEXAS 75472
DEPUTY
SEE EXHIBIT A.

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 AUBREY S. VERNON, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, 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:

ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE, SUE SPASIC, ZORAN W. SPASIC, ALLAN JOHNSTON, 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 August 25, 2022

NAME Harriett Fletcher

Harriett Fletcher TRUSTEE

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5965-695

**EXHIBIT A – LEGAL DESCRIPTION
for 5514 FM 47, Point, Texas 75472**

BEING A 5.002 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE NATHANIEL CRITTENDEN SURVEY, ABSTRACT NO. 33, RAINS COUNTY, TEXAS, AND BEING ALL OF CALLED 2.500 AND 2.500 ACRE TRACTS DESCRIBED IN A TRACT "A" AND TRACT "B", RESPECTIVELY IN A DEED FROM CHARLINE HILL TO PERRY FROST ET UX, SANDRA FROST AS RECORDED IN VOLUME 271, PAGE 130, RAINS COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF COUNTY ROAD NO. 1480 AT THE NORTHWEST CORNER OF SAID TRACT "A" FOR A CORNER, SAID POINT BEING AT THE NORTHEAST CORNER OF A CALLED 133.46 ACRE TRACT DESCRIBED IN A DEED TO SABINE RIVER AUTHORITY OF TEXAS AS RECORDED IN VOLUME 132, PAGE 45, R.C.D.R.;

THENCE N 89 DEGREES 43 MINUTES 40 SECONDS E ALONG THE SOUTH LINE OF COUNTY ROAD NO. 1480 AND THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 206.76 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF F. M. HIGHWAY NO. 47 FOR A CORNER;

THENCE S 46 DEGREES 31 MINUTES 05 SECONDS E ALONG THE WEST LINE OF F. M. HIGHWAY NO. 47 AND THE NORTHEAST LINE OF TRACT "A" A DISTANCE OF 54.64 FEET TO A CONCRETE MONUMENT FOUND FOR A CORNER;

THENCE S 00 DEGREES 42 MINUTES 15 SECONDS E ALONG THE WEST LINE OF SAID HIGHWAY AND THE EAST LINE OF TRACT "A" AND TRACT "B" A DISTANCE OF 643.72 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT "B" FOR A CORNER, SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT DESCRIBED IN A DEED TO CAMPBELL AS RECORDED IN VOLUME 300, PAGE 421, R.C.R.R.;

THENCE S 89 DEGREES 43 MINUTES 50 SECONDS W A DISTANCE OF 395.69 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID 133.46 ACRE TRACT AT THE SOUTHWEST CORNER OF SAID TRACT "B" AND THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT FOR A CORNER;

THENCE N 11 DEGREES 42 MINUTES 30 SECONDS E ALONG THE WEST LINE OF TRACT "B" AND TRACT "A" AND THE EAST LINE OF SAID 133.46 ACRE TRACT A DISTANCE OF 696.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 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 August 25, 2022

NAME Harriett Fletcher

 TRUSTEE

