

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.

5965-627

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

196 FULLINGTON DRIVE, POINT, TEXAS 75472

LEGAL DESCRIPTION

SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF  
RAINS COUNTY

RECORDED ON  
JUNE 8, 2004

UNDER DOCUMENT#  
01481

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

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

AUGUST 2, 2022

1:00 PM - 4:00 PM

**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 DALE SWEETIN and KAYE SWEETIN, provides that it secures the payment of the indebtedness in the original principal amount of \$172,500.00, 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 1 Mortgage Way, Mount Laurel, New Jersey, 08054, 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:

SUE SPASIC, ZORAN W. SPASIC, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE, 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 June 02, 2022

NAME Harriett Fletcher

*Harriett Fletcher*  
TRUSTEE

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**EXHIBIT A – LEGAL DESCRIPTION  
for 196 Fullington Drive, Point, Texas 75472**

ALL THAT CERTAIN TRACTOR OR PARCEL OF LAND SITUATED IN THE MARGARET TOLLETT LEAGUE AND LABOR SURVEY, ABSTRACT 229, RAINS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM DAVE ARLIE FULLINGTON TO KATHRYN JEAN FULLINGTON, DATED NOVEMBER 25, 1987, AND RECORDED IN VOLUME 270, PAGE 498 OF THE DEED RECORDS OF RAINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN A DEED FROM ARTHUR FULLINGTON ET UX MARY LOU FULLINGTON TO DAVE FULLINGTON ET UX CATHERINE FULLINGTON, DATED NOVEMBER 20, 1978, AND RECORDED IN VOLUME 201, PAGE 409 OF THE DEED RECORDS OF RAINS COUNTY;

THENCE, SOUTH 87 53'40" WEST, WITH THE SOUTH LINE OF SAID 4 ACRE TRACT, A DISTANCE OF 312.11 FEET TO A 3/4" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN PUBLIC ROAD EASEMENT DESCRIBED IN A DEED RECORDED IN VOLUME 284, PAGE 203 OF SAID DEED RECORDS;

THENCE, NORTH 01 50'31" WEST, WITH THE WEST MARGIN OF A PRIVATE GRAVEL AND DIRT ROAD, A DISTANCE OF 208.87 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTH LINE OF SAID 4 ACRE TRACT;

THENCE, NORTH 01 50'31" EAST, WITH THE NORTH LINE OF SAID 4 ACRE TRACT, A DISTANCE OF 29.97 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A 0.638 ACRE TRACT CONVEYED OUT OF SAID 4 ACRE TRACT;

THENCE, SOUTH 01 50'31" EAST, WITH THE WEST LINE OF SAID 0.638 ACRE TRACT, A DISTANCE OF 104.23 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.638 ACRE TRACT, SAME BEING IN THE NORTH MARGIN OF A PRIVATE GRAVEL ROAD;

THENCE, NORTH 87 54'31" EAST, WITH THE NORTH MARGIN OF SAID PRIVATE GRAVEL ROAD, A DISTANCE OF 271.62 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.638 ACRE TRACT, SAME BEING IN THE EAST LINE OF SAID 4 ACRE TRACT;

THENCE, SOUTH 07 35'02" EAST, WITH THE EAST LINE OF SAID 4 ACRE TRACT A DISTANCE OF 105.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.809 ACRE 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 June 02, 2025

NAME Harriett Fletcher

 TRUSTEE