AT 3:12 FILED O'CLOCK P M

MAR 21 2024

Jennifer Deaton
COUNTY CLERK, CORYELL CO., TEXAS

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 TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS BEING A PART OF LOT 7 BLOCK 80 OF THE ORIGINAL TOWN AND BEING THAT TRACT DESCRIBED IN DEED TO REVERSE MORTGAGE SOLUTIONS PER INSTRUMENT NO. 300026 CORYELL COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET (ALL 3/8 INCH STEEL PINS WITH CAPS) IN THE SOUTH LINE INTERSECTION OF EAST SAUNDERS STREET AND THE EAST LINE OF AN UNDEVELOPED SECTION OF SADIER STREET, THE NWC OF THIS;

THENCE SOUTH 88 DEGREES 54 MINUTES 28 SECONDS EAST ALONG SAUNDERS STREET, AT 68.97 FEET A STEEL PIN SET, THE NEC OF THIS;

THENCE SOUTH 01 DEGREES 03 MINUTES 54 SECONDS WEST ALONG FENCE, AT 122.98 FEET A STEEL PIN FOUND, THE SEC OF THIS;

THENCE NORTH 88 DEGREES 56 MINUTES 28 SECONDS WEST ALONG CHAIN LINK FENCE AT 69.03 FEET A STEEL PIN FOUND, THE SWC OF THIS;

THENCE NORTH 01 DEGREES 05 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SADLER STREET, AT 123.02 FEET THE POINT OF BEGINNING AND CONTAINING 0.195 ACRES OF LAND, MORE OR LESS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 11/23/2022 and recorded in Document 359372 real property records of Coryell County, Texas.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date: 05/07/2024

Time: 10:00 AM

Place: Coryell County, Texas at the following location: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE 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 COLT DSPAIN, provides that it secures the payment of the indebtedness in the original principal amount of $140,606.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Donna Stockman 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 03-21-2024 I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.

24-000015-163[illegible] 417 SAUNDERS STREET GATESVILLE TX 76528