

FILED
at 10:05 o'clock A.M.

JUL 16 2024 *kn*

Nancy E. Ruter
County Clerk, Williamson Co., TX

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: THE FOLLOWING DESCRIBED REAL PROPERTY IN WILLIAMSON COUNTY, TEXAS, TO-WIT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 5.254 ACRE TRACT CALLED TRACT NO. 4 OF BRUSHY CREEK ACRES, BEING A PART OF THE W. J. BROWN SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 16.2 ACRE TRACT, BEING OUT OF A 91.9 ACRE TRACT CONVEYED TO AUGUST DECKER BY JACK BLACKMAN ET UX, BY DEED DATED MARCH 18, 1953, AND RECORDED IN VOLUME 583, PAGE 687, DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH MARGIN OF A 40 FOOT COUNTY ROAD FOR THE NORTHEAST CORNER OF THIS 5.254 ACRE TRACT, CALLED TRACT NO. 4 AND BEING THE NORTH WEST CORNER OF THE HUTTO CEMETERY, SAID POINT BEING THE NORTHEAST CORNER OF A CERTAIN 16.2 ACRE TRACT BEING OUT OF A 91.9 ACRE TRACT CONVEYED TO AUGUST DECKER BY JACK BLACKMAN ET UX, BY DEED DATED MARCH 18, 1953, AND RECORDED IN VOLUME 387, PAGE 291, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE ALONG THE WEST LINE OF THE HUTTO CEMETERY SOUTH 09 DEGREES 59 MINUTES 26 SECONDS WEST, FOR 511.53 FEET TO AN IRON PIN FOUND; THENCE ALONG THE NORTH LINE OF THE HUTTO CEMETERY SOUTH 80 DEGREES 08 MINUTES 45 SECONDS EAST, FOR 77.80 FEET TO A NAIL FOUND IN A TREE, THENCE SOUTH 09 DEGREES 53 MINUTES 59 SECONDS WEST FOR 186.63 FEET PASS AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 261.78 FEET TO THE APPROXIMATE CENTER LINE OF BRUSHY CREEK FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE ALONG THE MEANDERS OF SAID CREEK FOR THE FOLLOWING CALLS: SOUTH 89 DEGREES 23 MINUTES 52 SECONDS WEST, FOR 182.76 FEET, SOUTH 79 DEGREES 31 MINUTES 03 SECONDS WEST FOR 158.61 FEET TO THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF TRACT NO. 3; THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST, FOR 142.24 FEET PASS AN IRON PIN FND, FOR A TOTAL DISTANCE OF 892.14 FEET TO AN IRON PIN FND ON THE SOUTH MARGIN OF SAID COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF TRACT NO. 3; THENCE ALONG THE SOUTH MARGIN OF SAID COUNTY ROAD SOUTH 73 DEGREES 10 MINUTES 34 SECONDS EAST, FOR 251.66 FEET AND CONTAINING 5.254 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/25/2007 and recorded in Document 2007064815 real property records of Williamson County, Texas.

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

Date: 10/01/2024

Time: 11:00 AM

Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; 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 BETTYE JEAN CRAWFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$300,240.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Carrington Mortgage Services, LLC obtained a Order from the 425th District Court of Williamson County on 06/18/2024 under Cause No. 24-0931-C425. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C. 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 Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.