

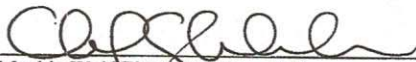
NOTICE OF FORECLOSURE SALE

FILED
HOUSTON COUNTY
COUNTY CLERK
2019 MAR 28 PM 3:28

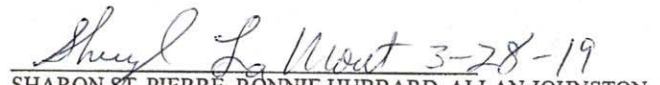
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/08/2013 and recorded in Document 1301197 real property records of Houston County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 06/04/2019
Time: 01:00 PM
Place: Houston County Courthouse, Texas, at the following location: AT THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY 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 RICHARD J GREGORY, provides that it secures the payment of the indebtedness in the original principal amount of \$53,389.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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 SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CATRENA WARD, HARRIETT FLETCHER, OR DAVID SIMS, 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
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON,
SHERYL LAMONT, ROBERT LAMONT, REID RUPLE,
KATHLEEN ADKINS, EVAN PRESS, CATRENA WARD,
HARRIETT FLETCHER, OR DAVID SIMS
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

→ Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners Court.

Exhibit "A"
Legal Description

The land referred to herein below is situated in the county of HOUSTON, State of TX and is described as follows:

ALL THAT PARCEL OF LAND IN HOUSTON COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN BEING KNOWN AND DESIGNATED AS:

6.244 ACRES OUT OF AND A PART OF THE PEDRO BERMEA SURVEY, A-9, IN HOUSTON COUNTY, TEXAS, AND BEING TRACT E-77 OF THE MEADOWOOD SU BDIVISION RECORDED IN VOL. 1 PAGE 213 OF THE HOUSTON COUNTY PLAT RECORDS AND ALSO BEING THE SAME LAND DESCRIBED IN A DEED TO BRIAN BEARD RECORDED IN VOL. 949, PAGE 56 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 6.244 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1/2 INCH IRON ROD FOUND FOR THE WEST, NORTH WEST CORNER OF THIS TRACT AND BEING IN THE SOUTH EAST LINE OF THE (NOW OR FORMERLY) DONALD ELLISON CALLED 5.240 ACRES TRACT RECORDED IN VOL. 1063, PAGE 532 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY AND BEING THE (NOW OR FORMERLY) WARRON GARRETT CALLED 6.748 ACRES TRACT, DESCRIBED IN VOL. 943, PAGE 723 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE N 57 DEG . 41' 45" E 369.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE WEST, NORTH WEST CORNER OF THE (NOW OR FORMERLY) HORACE BEARD JR., CALLED 5.892 ACRES TRACT AND BEING IN THE SOUTH EAST LINE OF THE (NOW OR FORMERLY) CLIFFORD PRICE CALLED 5.273 ACRES TRACT;

THENCE S 32 DEG 53' 03" E 758.48 FEET TO THE CORNER ON OR NEAR THE CENTER OF MEADOWVIEW AND BEING THE SOUTH, SOUTH WEST CORNER OF THE SAID (NOW OR FORMERLY) HORACE BEARD JR. TRACT E-76, FOUND 1/2 INCH IRON ROD FOR REFERENCE CORNER BRS. N 32 DEG. 53' 03" E 32.0 FEET;

THENCE ALONG WITH AND NEAR THE CENTER OF MEADOWVIEW AS FOLLOWS: S 63 DEG. 54' 48" W 225.29 FEET AND S 67 DEG. 53' 31" W 148.03 FEET TO CORNER IN SAME, SAME BEING THE EAST, SOUTH EAST CORNER OF THE SAID (NOW OR FORMERLY) WARRON GARRETT CALLED 6.748 ACRES TRACT, FOUND 1/2 INCH IRON ROD FOR REFERENCE CORNER BRS. N 32 DEG. 55' 43" W 30.52 FEET;

THENCE N 32 DEG. 55' 43" W 707.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.244 ACRES OF LAND MORE OR LESS, OF WHICH 0.265 ACRE IS IN MEADOWVIEW.

ALSO COMMONLY KNOWN AS: 606 MEADOWVIEW ST CROCKETT ST CROCKETT, TX 75835

Tax/Parcel ID:

February 29 2013 1:14 PM

Accepted for filing in Houston County, Texas
by Ardieta Land, County Clerk

STATE OF TEXAS COUNTY OF HOUSTON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly
recorded in the Official Records of Houston County,
Texas as stamped hereon by me.

This office does not discriminate due to Race,
Creed, Color, Sex or National Origin.