

## 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: LAND SITUATED IN NORTHEAST CITY OF CROCKETT IN THE COUNTY OF HOUSTON IN THE STATE OF TX

1.144 ACRE OUT OF AND A PART OF THE N.C. HODGES SURVEY, A-45, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE CALLED 2.953 ACRES TRACT, DESCRIBED IN A DEED FROM WARREN L. HARPER TO DELLA R. MCRAE RECORDED IN VOLUME 1065, PAGE 617 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 1.144 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A ½ INCH IRON ROD FOUND FOR THE SOUTH WEST CORNER OF THIS TRACT AND THE SOUTH WEST CORNER OF A CALLED 2.953 ACRES TRACT AND BEING THE NORTH WEST CORNER OF THE NOW OR FORMERLY THOMAS MORGAN SR. CALLED 1.768 ACRE TRACT, RECORDED IN DOC. NO. 066883 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY AND BEING IN THE EAST R.O.W. OF F.M. HWY. NO 3313:

THENCE NORTH 2 DEGREES 19 MINUTES 02 SECONDS WEST 97.87 FEET TO A CONCRATE R.O.W. MARKER;

THENCE NORTH 210 DEGREES 12 MINUTES 02 SECONDS WEST 101.49 FEET TO CONCRETE R.O.W. MARKER;

THENCE NORTH 9 DEGREES 50 MINUTES 55 SECONDS WEST 70.00 FEET TO A ½ INCH IRON ROD SET FOR CORNER, SAME BEING IN THE EAST LINE OF THE SAID F.M. HWY. AND BEING IN THE WEST LINE OF THE SAID CALLED 2.953 ACRES TRACT;

THENCE NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST 335.11 FEET TO A ½ INCH IRON IND SET FOR CORNER, SAME BEING IN THE EAST LINE OF THE SAID CALLED 2.953 ACRES TRACT AND BEING IN THE WEST LINE OF THE NOW OR FORMERLY JERRY CLAY CALLED 5.93 ACRES TRACT;

THENCE S 200 DEGREES 13 MINUTES 48 SECONDS EAST 40.78 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTH EAST CORNER OF THE SAID CALLED 2.953 ACRES TRACT AND BEING THE NORTH EAST CORNER OF THE SAID 1.768 ACRE TRACT;

THENCE SOUTH 52 DEGREES 30 MINUTES 00 SECONDS WEST 373.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.144 ACRE OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/22/2012 and recorded in Document 1205869 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: 12/02/2025

Time: 01:00 PM

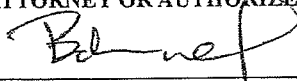
Place: Houston County, Texas at the following location: AT THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 BILLIE J. WALLACE, provides that it secures the payment of the indebtedness in the original principal amount of \$180,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of CFS15 Grantor Trust 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 Wilmington Savings Fund Society, FSB, as trustee of CFS15 Grantor Trust 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. *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](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Sharon St. Pierre 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 November 6, 2025 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.

Sharon St. Pierre