



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: 2.79 ACRES OUT OF AND A PART OF THE HENRY MASTERS SURVEY, A-53, IN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED TO EARL BILLIE JEAN BEARD, RECORDED IN DOCUMENT NUMBER 1303624, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, WHICH 2.739 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 4" X 4" CONCRETE MONUMENT FOUND FOR THE EAST, NORTH EAST CORNER OF THIS TRACT, AND BEING A NORTH, NORTH WEST CORNER OF THE NOW OR FORMERLY MARY JANE DAWSON BIRD, CALLED 11.72 ACRES TRACT, DESCRIBED IN PROBATE NO. 8524, OF THE HOUSTON COUNTY RECORDS, AND BEING IN THE SOUTH WEST LINE OF EAST BOWIE AND U.S. HWY. 287;

THENCE SOUTH 33 DEGREES 58 MINUTES 00 SECONDS WEST 522.92 FEET TO A 4" X 4" CONCRETE MONUMENT FOR CORNER, SAME BEING AN INTERIOR CORNER OF THE NOW OR FORMERLY MARY JANE DAWSON BIRD, SAID CALLED 11.22 ACRES TRACT;

THENCE NORTH 55 DEGREES 54 MINUTES 09 SECONDS WEST 230.63 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT, SAME BEING IN A NORTH EAST LINE OF THE SAID 11.72 ACRES TRACT, AND BEING THE SOUTH CORNER OF THE NOW OR FORMERLY MARY JANE DAWSON BIRD, CALLED 3.45 ACRES TRACT;

THENCE NORTH 33 DEGREES 35 MINUTES 55 SECONDS EAST 524.65 FEET TO A 4" X 4" CONCRETE MONUMENT FOUND FOR CORNER, SAME BEING THE NORTH EAST CORNER OF THE SAID CALLED 3.45 ACRES TRACT, AND BEING IN THE SOUTH WEST LINE OF THE SAID EAST BOWIE AND U.S. HIGHWAY NUMBER 284;

THENCE SOUTH 55 DEGREES 29 MINUTES 00 SECONDS EAST 234.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,739 ACRES OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/02/2015 and recorded in Document 1501213 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: 07/01/2025

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 EARL M. BEARD AND BILLIE J. BEARD, provides that it secures the payment of the indebtedness in the original principal amount of \$311,250.00, 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. *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 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 May 13, 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