

JAN 25 2024

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PAM THORP
SUTTON COUNTY & DISTRICT CLERK

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: TAX ID NUMBER(S): 101667, 01WMEXA-1 PT4 0001

LAND SITUATED IN THE TOWN OF SONORA IN THE COUNTY OF SUTTON IN THE STATE OF TX

A PART OF LOTS 3 AND 4, AVILA BLOCK A-1 OF THE MEXICO PART OF THE TOWN SONORA, SUTTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SUTTON COUNTY, TEXAS, DESCRIED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE SOUTH OR SOUTHWEST CORNER OF THIS TRACT AND SAID LOT 4;

THENCE WITH THE WEST LINE OF THIS TRACT AND SAID LOT 4 AND LOT 3, NORTH 10 DEGRESS 48 MINUTES 44 SECONDS WEST AT 58.50 FEET PAST A 1/2 INCH IRON PIPE SET AT THE COMMON CORNER OF SAID THIRD PARTY AND SECOND PARTY TRACT, IN ALL A TOTAL DISTANCE OF 111.50 FEET TO A 1/2 INCH IRON PIPE SET FOR THE WEST OR NORTHWEST CORNER OF THIS TRACT AND SAID LOT 3 AND SAID SECOND PARTY TRACT;

THENCE WITH THE NORTH OR NORTHWEST LINE OF THIS TRACT, SAID LOT 3 AND SAID SECOND PARTY TRACT, NORTH 59 DEGREES 66 MINUTES 55 SECONDS EAST 80.75 FEET TO A 1/2 INCH IRON PIPE SET FOR THE NORTH OR NORTHEAST CORNER OF THIS TRACT AND SAID SECOND PARTY TRACT AND ALSO BEING THE WEST OR NORTHWEST CORNER OF THAT CERTAIN FIFTH PARTY TRACT DESCRIBED IN SAID PARTITION DEED;

THENCE WITH THE EAST OR NORTHEAST LINE OF THIS TRACT AND SAID SECOND PARTY TRACT AND WEST OR SOUTHWEST LINE OF SAID FIFTH PARTY TRACT, SOUTH 27 DEGREES 36 MINUTES 26 SECONDS EAST AT 52.53 FEET PASS A 1/2 INCH IRON PIPE FOUND AT COMMON CORNER OF SAID SECOND PARTY, THIRD PARTY, FIFTH PARTY AND FOURTH PARTY TRACTS DESCRIBED IN SAID PARTITION DEED, IN ALL A TOTAL DISTANCE OF 105.18 FEET TO A "X" FOUND IN CONCRETE FOR THE EAST OR SOUTHEAST CORNER OF THIS TRACT AND SAID THIRD PARTY TRACT AND BEING IN THE SOUTH OR SOUTHEAST LINE OF SAID LOT 4, 82.0 FEET 8. 59 DEGREES 51 MINUTES 20 SECONDS WEST FROM THE EAST OR SOUTHEAST CORNER OF SAID LOT 4;

THENCE WITH THE SOUTH OR SOUTHEAST LINE OF THIS TRACT, SAID LOT 4 AND SAID THIRD PARTY TRACT, SOUTH 59 DEGREES 51 MINUTES 20 SECONDS WEST 113.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,187 SQUARE FEET (0.234 ACRES) OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 101 CHICO ST , SONORA, TX 76950-7403

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/19/2015 and recorded in Document 61777 real property records of Sutton County, Texas.

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

Date: 03/05/2024
Time: 01:00 PM
Place: Sutton County, Texas at the following location: THE FRONT STEPS OF THE SOUTH SIDE OF THE COURTHOUSE, FACING WATER STREET 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 ODILIA GONZALES AND SANTIAGO GONZALES, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 112th District Court of Sutton County on 03/13/2023 under Cause No. CV06396. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.



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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 Shella 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 1-25-21 I filed this Notice of Foreclosure Sale at the office of the Sutton County Clerk and caused it to be posted at the location directed by the Sutton County Commissioners Court.