

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 22 DAY OF Mar, 2023

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: BEING ALL THAT CERTAIN TRACT OF LAND SITUATED ABOUT 1 MILE EAST OF THE CITY OF RENO, LAMAR COUNTY, TEXAS. A PART OF THE BARNES SURVEY, ABSTRACT NO. 1307, BEING TRACT 4 AS SHOWN BY PLAT OF TIMBERLINE ESTATES RECORDED IN ENVELOPE NO. 214C OF THE LAMAR COUNTY PLAT RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 43800, THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE NORTHWEST CORNER OF TRACT 3 IN SAID ADDITION;

THENCE NORTH WITH SAID EAST LINE (BASIS OF BEARING PER EAST LINE COUNTY ROAD NO. 43800 ENVELOPE NO. 214C LAMAR COUNTY PLAT RECORDS) A DISTANCE OF 81.92 FEET TO AN IRON PIN FOUND FOR CORNER, THE NORTHEAST CORNER OF SAID TRACT 4;

THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS EAST WITH THE NORTH LINE OF TRACT 4 AND THE SOUTH LINE OF TRACT 5 IN SAID ADDITION A DISTANCE OF 300.05 FEET TO A FOUND T-POST FENCE CORNER, THE NORTHEAST CORNER OF SAID TRACT 4;

THENCE SOUTH 1 DEGREES 22 MINUTES 58 SECONDS EAST WITH THE EAST LINE OF SAID TRACT 4 AND THE WEST LINE OF A TRACT CONVEYED TO DONALD BLACKBURN BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 102827-2012 A DISTANCE OF 79.58 FEET TO A FOUND T-POST FENCE CORNER, THE SOUTHEAST CORNER OF SAID TRACT 4;

THENCE SOUTH 89 DEGREES 22 MINUTES 20 SECONDS WEST WITH THE SOUTH LINE OF SAID TRACT 4 AND THE NORTH LINE OF SAID TRACT 3 A DISTANCE OF 301.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.558 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/14/2021 and recorded in Document 178215-2021 real property records of Lamar County, Texas.

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

Date: 05/02/2023

Time: 01:00 PM

Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE 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 AARON PALMER, provides that it secures the payment of the indebtedness in the original principal amount of \$118,484.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and deed of trust and PENNYMAC LOAN SERVICES, LLC c/o PENNYMAC LOAN SERVICES, LLC, 6101 Condor Drive, Moorpark, CA 93021 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

Esler Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am, Robert La Mont, 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 March 23, 2023 I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.


Robert La Mont, March 23, 2023

23-000048-375-1 // 122 COUNTY ROAD 43800, PARIS, TX 7



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