

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: SITUATED WITHIN THE LIMITS OF THE TOWN OF DEPORT, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE D. DRAPER SURVEY #260, AND BEING A LOT CONVEYED CURTIS NELSON, ET UX, BY DEED RECORDED IN VOLUME 867, PAGE 254, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A CAPPED (JMN - 4025) IRON PIN (S) FOR CORNER AT THE SOUTHWEST CORNER OF SAID NELSON LOT AND THE NORTHWEST CORNER OF A LOT CONVEYED WILLIAM THOMAS KEYS BY DEED RECORDED IN VOLUME 609, PAGE 517, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID KEYS LOT A DISTANCE OF 112.00 FEET TO A CAPPED (JMN - 4025) IRON PIN (S) FOR CORNER AT THE SOUTHEAST CORNER OF SAID NELSON LOT AND THE SOUTHWEST CORNER OF A LOT CONVEYED BARNEY W. BRAY III BY DEED RECORDED IN VOLUME 473, PAGE 213, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 1 DEGREES 00 MINUTES 46 SECONDS WEST A DISTANCE OF 148.00 FEET TO A CAPPED (JMN - 4025) IRON PIN (S) FOR CORNER AT THE NORTHEAST CORNER OF SAID NELSON LOT AND THE NORTHWEST CORNER OF SAID BRAY LOT;

THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF MONROE ST. A DISTANCE OF 112.00 FEET TO A CAPPED (JMN - 4025) IRON PIN (S) FOR CORNER AT THE NORTHWEST CORNER OF SAID NELSON LOT;

THENCE SOUTH 1 DEGREES 00 MINUTES 44 SECONDS EAST ALONG THE EAST BOUNDARY LINE OF JEFFUS ST. A DISTANCE OF 148.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.380 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/05/2009 and recorded in Document 070107-2009 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: 01/02/2024

Time: 01:00 PM

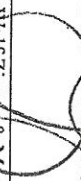
Place: Lamar County, Texas at the following location: THE NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 DIXIE ELIZABETH VAN CLEEF AND JOHN ALTON VAN CLEEF, provides that it secures the payment of the indebtedness in the original principal amount of \$51,078.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 AN 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 Lane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Estier 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: serviceinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Robert LaMont 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 30, 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 LaMont, November 30, 2023

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 30th DAY OF Nov, 2023