

2022-003-FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE
2022 JAN 27 PM 3: 34

JENNIFER L. FOUNTAIN
OR THE UNITED STATES.
OR AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE
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: FIELD NOTES FOR 2.702 ACRES, A RESURVEY
OF THE JERRY WOOD TRACT IN THE DAVID HOPKINS SURVEY A-308 SHELBY COUNTY TEXAS DESCRIBED IN
DEED RECORDED IN VOLUME 1055 PAGE 836 SHELBY COUNTY DEED RECORDS

BEGINNING AT AN OLD FENCE CORNER WE FOUND ON AN OLD (DEAD) 30 INCHES POST OAK AT THE
RECOGNIZED AND OCCUPIED SWC OF THE JERRY WOOD TRACT IN THE DAVID HOPKINS SURVEY A-308
SHELBY COUNTY TEXAS BEING ALSO THE RECOGNIZED SWC OF THE SAID DAVID HOPKINS SURVEY;

THENCE NORTH 79 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AN OLD FENCE (MOSTLY DOWN) A
DISTANCE OF 154.37 FEET TO A 1/2 INCH STEEL ROD WE FOUND AT A FENCE CORNER AT THE RECOGNIZED
AND OCCUPIED SEC OF THE AFOREMENTIONED WOOD TRACT, BEING ALSO THE RECOGNIZED AND
OCCUPIED SWC OF THE JOSE GUEVARA TRACT DESCRIBED IN DEED RECORDED IN VOLUME 953 PAGE 754
SHELBY COUNTY DEED RECORDS;

THENCE NORTH 10 DEGREES 38 MINUTES 15 SECONDS WEST GENERALLY ALONG AN OLD FENCE WE
FOUND ON THE RECOGNIZED AND OCCUPIED EBL OF THE AFOREMENTIONED WOOD TRACT AND THE
RECOGNIZED AND OCCUPIED WBL OF THE AFOREMENTIONED GUEVARA TRACT A DISTANCE OF 733.49 FEET
TO A 1/2 INCH STEEL ROD WE FOUND ON THE SOUTH RIGHT OF WAY OF TEXAS HIGHWAY 87 AT THE
RECOGNIZED AND OCCUPIED NEC OF THE SAID WOOD TRACT AND THE RECOGNIZED AND OCCUPIED NWC
OF THE AFOREMENTIONED GUEVARA TRACT;

THENCE SOUTH 84 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY AND 60.0
FEET SOUTH OF THE APPARENT CENTERLINE OF TEXAS HIGHWAY 87 A DISTANCE OF 163.89 FEET TO A 1/2
INCH STEEL ROD WE SET FOR THENWC OF THE AFOREMENTIONED WOOD TRACT AND THE NEC OF THE
DONNIE FOUNTAIN TRACT DESCRIBED IN DEEDS RECORDED IN VOLUME 941 PAGE 679 AND VOLUME 716
PAGE 746 SHELBY COUNTY DEED RECORDS;

THENCE SOUTH 11 DEGREES 18 MINUTES 40 SECONDS EAST ALONG THE RECOGNIZED AND OCCUPIED WBL
OF THE AFOREMENTIONED WOOD TRACT AND THE RECOGNIZED AND OCCUPIED EBL OR THE
AFOREMENTIONED FOUNTAIN TRACT AS DISTANCE OF 749.731 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 2.702 ACRES OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/02/2007 and recorded in
Document 2007004888 real property records of Shelby County, Texas.

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

Date: 04/05/2022
Time: 01:00 PM

Place: Shelby County, Texas at the following location: THE AREA WITHIN A RADIUS OF 100 FEET OF
THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE
DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS 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 ANNE A. MOSS, provides that it secures the payment of the
indebtedness in the original principal amount of \$90,000.00, and obligations therein described including but not limited to (a)
the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the
current mortgagee of the note and deed of trust and SELENE FINANCE LP is mortgage servicer. A servicing agreement
between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SELENE FINANCE LP, P. O.
Box 422039, Houston, TX 77242-4239 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.

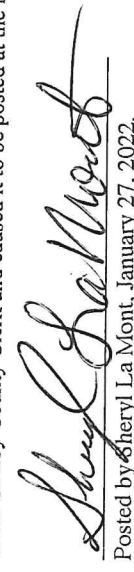
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY
DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON
SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR
MORTGAGE SERVICER.**





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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting
I am Sheryl 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 January 27, 2022 I filed this Notice of Foreclosure Sale at the office
of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.



Posted by Sheryl LaMont, January 27, 2022.