

2023-011 FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE
2023 MAY 25 PM 3: 12

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 0.3403 ACRE OF LAND, MORE OR LESS, BEING A PART OF BLOCK M OF THE SANDERS ADDITION, AS SHOWN BY MAP AND PLAT OF RECORD IN VOL. 1, PAGE 143, PLAT RECORDS, SHELBY COUNTY, TEXAS, AND THE REMAINDER OF 28,000.0 SQUARE FEET DESCRIBED UNDER PART THREE AS FIRST TRACT AND THE 5 FEET BY 175 FEET TRACT DESCRIBED UNDER PART THREE AS SECOND TRACT, A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM BILL GAINES, PORTIA GAINES, MELBA JEAN SCURLOCK AND RAY SCURLOCK TO DAN WILKINS, DATED OCTOBER 28, 1985, RECORDED IN VOL. 658, PAGE 464, DEED RECORDS, SHELBY COUNTY, TEXAS AND THE REMAINDER OF 28,000.0 SQUARE FEET, DESCRIBED UNDER PART THREE AS FIRST TRACT AND THE 5 FEET BY 175 FEET TRACT, DESCRIBED UNDER PART THREE AS SECOND TRACT, A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS DESCRIBED SPECIAL WARRANTY DEED FROM KATHRYNE NOEL WILKINS TO DAN FELTON WILKINS, DATED AUGUST 19, 2016, RECORDED UNDER INSTRUMENT NO. 2016003201, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/4-INCH IRON PIPE FOUND AT THE WEST BASE OF A CHAINLINK FENCE CORNER POST FOR THE WEST CORNER OF SAID WILKINS CALLED 28,000 SQUARE FEET TRACT AND THE SOUTH CORNER OF THE 23,760 SQUARE FEET TRACT DESCRIBED AS "THIRD TRACT" IN A WARRANTY DEED FROM JOY COVINGTON TO JASON H. COVINGTON, JOHN M. COVINGTON, JR., AND JENNIFER C. GOLDEN, TRUSTEE OF THE JOHN M. COVINGTON TESTAMENTARY TRUST, DATED NOVEMBER 28, 2001, AND RECORDED IN VOLUME 926, PAGE 833, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, AND BEING IN THE NORTHEASTERLY LINE OF THE CALLED 0.206 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM RYAN JAMES MILLER AND ALMA DELIA JAIMES TO KHOA VAN NGUYEN, DATED AUGUST 19, 2021, AND RECORDED UNDER DOCUMENT NO. 2021002980, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, FROM WHICH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED ETSM, LLC FOUND FOR WITNESS BEARS NORTH 56 DEGREES 42 MINUTES 59 SECONDS WEST, 25.84 FEET;

THENCE NORTH 31 DEGREES 06 MINUTES 11 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF SAID REMAINDER OF THE WILKINS CALLED 28,000 SQUARE FEET TRACT (CALLED SOUTH 23 DEGREES W) AND THEN CONTINUING WITH NORTHWESTERLY LINE OF SAID WILKINS CALLED 5 FEET BY 175 FEET TRACT AND WITH THE SOUTHEASTERLY LINE OF SAID COVINGTON CALLED 23,760 SQUARE FEET TRACT, A DISTANCE OF 85.04 FEET TO A CHAINLINK FENCE CORNER FOUND AT THE WEST CORNER OF THE CALLED 0.2991 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH LADY BIRD PROVISIONS (ENHANCED LIFE ESTATE) FROM LINDA F. PATT TO PETRINA JONES ANDREWS, DATED APRIL 25, 2019, AND RECORDED UNDER DOCUMENT NO. 2019001253, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, ALSO BEING THE NORTH CORNER OF SAID WILKINS CALLED 5 FEET BY 175 FEET TRACT, FROM WHICH A CHAINLINK FENCE CORNER FOUND FOR THE NORTH CORNER OF SAID ANDREWS CALLED 0.2991 OF AN ACRE TRACT AND THE FORMER NORTH CORNER OF SAID CALLED 28,000 SQUARE FEET TRACT BEARS NORTH 30 DEGREES 40 MINUTES 02 SECONDS EAST, 74.60 FEET;

THENCE SOUTH 58 DEGREES 23 MINUTES 42 SECONDS EAST, WITH THE NORTHEASTERLY LINE OF SAID WILKINS CALLED 5 FEET BY 175 FEET TRACT AND THE SOUTHWESTERLY LINE OF SAID ANDREWS CALLED 0.2991 OF AN ACRE TRACT, A DISTANCE OF 174.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET ON THE WEST BACK OF CURB OF SANDERS STREET AND AT THE EAST CORNER OF SAID WILKINS CALLED 5 FEET BY 175 FEET TRACT AND THE SOUTH CORNER OF SAID ANDREWS CALLED 0.2991 OF AN ACRE TRACT, FROM WHICH A CHAINLINK FENCE CORNER POST BEARS NORTH 58 DEGREES 23 MINUTES 42 SECONDS WEST, 5.23 FEET;

THENCE SOUTH 32 DEGREES 19 MINUTES 09 SECONDS WEST, WITH SAID WEST BACK OF CURB LINE OF SANDERS STREET, A DISTANCE OF 84.90 FEET TO A 1/2-INCH IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 5313 SET AT SAID WEST BACK OF CURB LINE OF SANDERS STREET AND FOR THE SOUTH CORNER OF SAID WILKINS CALLED 28,000 SQUARE FEET TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF THE CALLED 0.238 OF AN ACRE TRACT DESCRIBED IN WARRANTY DEED FROM RYAN MILLER AND ALMA JAIMES TO LAH MAY PAW AND HSAR SHEE, DATED AUGUST 2, 2021, AND RECORDED UNDER DOCUMENT NO. 2021002781, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, BEARS NORTH 58 DEGREES 56 MINUTES 12 SECONDS WEST, 5.55 FEET;

THENCE NORTH 58 DEGREES 56 MINUTES 12 SECONDS WEST, WITH THE SOUTHWESTERLY LINE OF SAID WILKINS CALLED 28,000 SQUARE FEET TRACT (CALLED SOUTH 56 DEGREES 30 MINUTES EAST) AND WITH THE NORTHEASTERLY LINE OF SAID PAW CALLED 0.238 OF AN ACRE TRACT, A DISTANCE OF 92.50 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED ETSM, LLC FOUND 1.4 FEET WEST OF A CHAINLINK FENCE CORNER FOR THE NORTH CORNER OF SAID PAW CALLED 0.238 OF AN ACRE TRACT AND THE EAST CORNER OF SAID NGUYEN CALLED 0.206 OF AN ACRE TRACT;

THENCE NORTH 57 DEGREES 52 MINUTES 12 SECONDS WEST, CONTINUING WITH SAID SOUTHWESTERLY LINE OF THE WILKINS CALLED 28,000 SQUARE FEET TRACT (CALLED SOUTH 56 DEGREES 30 MINUTES EAST) AND WITH SAID NORTHEASTERLY LINE OF SAID NGUYEN CALLED 0.206 OF AN ACRE TRACT, A DISTANCE OF 80.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3403 ACRES OF LAND, MORE OR LESS.

SURVEYED BY WILLIAM B. CONNOLLY REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5313, ON OCTOBER 29, 2022.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/15/2022 and recorded in Document 2022005963 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: 07/05/2023

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.

23-000111-375-1 // 203 SANDERS STREET, CENTER, TX 75



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5. **Obligations Secured.** The Deed of Trust executed by ALLEN RANGEL, provides that it secures the payment of the indebtedness in the original principal amount of \$164,907.00, 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 is mortgage servicer. A servicing agreement between the mortgagee, whose address is 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

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 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 May 25, 2023 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.



Sheryl LaMont, May 25, 2023