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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2022 JAN -6 PM 1:35

## 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: ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND BEING A PART OF LOT 3 AND LOT 4, BLOCK 7, ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 41, PAGE 14 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND CONVEYED BY SAM WOODALL AND WIFE, DOROTHY M. WOODALL TO DORIS MARIE BROWN BY DEED DATED JULY 20, 1976, AND BEING RECORDED IN VOLUME 552, PAGE 1001, OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL REBAR FOUND AT THE SOUTHEASTERLY INTERESECTION OF 7TH STREET AND PECAN STREET, BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 7, AND BEING THE NORTHWESTERLY CORNER OF SAID BROWN TRACT.  
THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 7TH STREET, FOR A DISTANCE OF 150.00 FEET TO A 5/8 INCH STEEL REBAR FOUND AT A CORNER, BEING THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 7, AND THE NORTHEASTERLY CORNER OF SAID BROWN TRACT;  
THENCE SOUTH 45 DEGRESS 00 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 3, BLOCK 7, FOR A DISTANCE OF 65.00 FEET TO A 1/2 INCH STEEL REBAR FOUND AT A CORNER ON THE EASTERLY LINE OF SAID LOT 3, BLOCK 7, AND THE EASTERLY LINE OF SAID BROWN TRACT;  
THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AFOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH STEEL REBAR FOUND AT A CORNER ON THE EASTERLY LINE OF SAID PECAN STREET, THE WESTERLY LINE OF SAID LOT 4, BLOCK 7, AND THE WESTERLY LINE OF SAID BROWN TRACT;  
THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID PECAN STREET AND THE WESTERLY LINE OF SAID LOT 4, BLOCK 7, FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.22 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/27/2005 and recorded in Book 1376 Page 669 Document 010450 real property records of Hill County, Texas.

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

Date: 03/01/2022

Time: 11:00 AM

Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY 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 DORIS MARIE BROWN, provides that it secures the payment of the indebtedness in the original principal amount of \$52,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust c/o REVERSE MORTGAGE SOLUTIONS, INC., 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.** Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust obtained a Order from the 66th District Court of Hill County on 12/29/2021 under Cause No. CV666-21DC. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**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.**

*Bd ref*

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 \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.