

DEC 21 2022 #70

NOTICE OF FORECLOSURE SALE

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY [Signature] DEPUTY

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: FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF BLOCK 13 OF THE MATTANA VEGA SURVEY A-924 IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 50, PAGE 2 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM OLIN D. REED ET UX, MARY E. REED TO CARRLA ROBINSON WRIGHT ACCORDING TO DEED RECORDED IN VOLUME 780, PAGE 391 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID BLOCK 13, FOR AN OUTSIDE ELL CORNER OF SAID VEGA SURVEY, FOR THE NORTHEAST CORNER OF THE E. MAYFIELD SURVEY A-589, FOR AN INSIDE ELL CORNER OF THAT CERTAIN 121.964 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM WELDON JONES RECORDED IN VOLUME 617, PAGE 561 OF THE DEED RECORDS OF HILL COUNTY, AND FOR THE SOUTHEAST CORNER OF THIS:

THENCE WITH THE SOUTH LINE OF SAID BLOCK 13 AND WITH THE NORTH LINE OF SAID EAST MAYFIELD SURVEY A-589, SOUTH 58 DEGREES 58 MINUTES 28 SECONDS WEST 1608.46 FEET TO A 1/2 INCH IRON ROD FOUND AT A BEND IN HCR #1314 AND IN THE NORTH LINE OF SAID JONES TRACT FOR THE NORTHEAST CORNER OF THAT CERTAIN 59.8 ACRE TRACT DESCRIBED IN A DEED TO GARY CORDELL RECORDED IN VOLUME 1807, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE SOUTHEAST CORNER OF BLOCK 19 OF SAID SUBDIVISION OF THE MATIANA VEGA SURVEY, FOR THE SOUTHWEST CORNER OF SAID BLOCK 13, AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID BLOCK 19, WITH THE WEST LINE OF SAID BLOCK 13, WITH THE EAST LINE OF SAID CORDELL TRACT, AND ALONG HCR #1314, NORTH 28 DEGREES 50 MINUTES 43 SECONDS WEST 544.67 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 26.00 ACRE TRACT DESCRIBED IN A DEED TO ALBERT MURRAY CARGILE RECORDED IN VOLUME 754, PAGE 266 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE AS EXTENDED, NORTH 59 DEGREES 12 MINUTES 39 SECONDS EAST 1606.05 FEET TO A 1/2 INCH IRON PIPE FOUND AT A FENCE CORNER IN THE EAST LINE OF SAID BLOCK 13, IN THE WEST LINE OF SAID RAINS SURVEY, AND IN THE WEST LINE OF THAT CERTAIN 98.061 ACRE TRACT DESCRIBED IN A DEED TO JAMES EDWARD FLETCHER RECORDED IN VOLUME 617, PAGE 569 OF THE DEED RECORDS OF HILL COUNTY FOR THE SOUTHEAST CORNER OF SAID CARGILE TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE, SOUTH 29 DEGREES 04 MINUTES 34 SECONDS EAST 537.96 FEET TO THE PLACE OF BEGINNING CONTAINING 19.961 ACRES OF LAND OF WHICH APPROXIMATELY 0.289 ACRES LIES IN A PUBLIC ROAD.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/13/2017 and recorded in Book 1922 Page 411 Document 00091120 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: 02/07/2023

Time: 11:00 AM

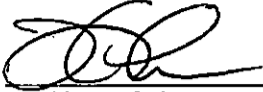
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JUSTIN WAYNE SOULE AND KAMA D. SOULE, provides that it secures the payment of the indebtedness in the original principal amount of \$94,905.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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

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.