

#177
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 AUG -7 PM 1:18

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, OR PARCEL OF LAND CONTAINING 2.226 ACRES, BEING 0.218 ACRES OUT OF THE JOHN BURGESS SURVEY A-2 AND ALL OF BLOCK 83 OF THE ORIGINAL TOWN OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Y, PAGE 632 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DARLA DALE BROWN TO MICHAEL D. HANCOCK RECORDED IN VOLUME 685, PAGE 162 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 0.218 ACRES OUT OF THE JOHN BURGESS SURVEY A-2 AND ALL OF BLOCK 83 OF THE ORIGINAL TOWN OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME Y, PAGE 632 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DARLA DALE BROWN TO MICHAEL D. HANCOCK RECORDED IN VOLUME 685, PAGE 162 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF WEST CLEVELAND AVENUE WITH THE WEST LINE OF SOUTH COLORADO STREET/LOOP 180 FOR THE NORTHEAST CORNER OF SAID BLOCK 83 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF SOUTH COLORADO STREET. SOUTH 350.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTH BANK OF WHITNEY CREEK FOR THE SOUTHEAST CORNER OF SAID LOT 83;

THENCE WITH THE SOUTH LINE OF SAID BLOCK 83, WEST 60.00 FEET TO A POINT IN THE CENTER OF WHITNEY CREEK;

THENCE WITH THE CENTER OF WHITNEY CREEK, SOUTH 62 DEGREES 14 MINUTES 29 SECONDS WEST, 214.71 FEET TO A POINT IN THE EAST LINE OF SOUTH SAN MARCOS STREET FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SOUTH SAN MARCOS STREET, NORTH, AT 100 FEET PASSING THE SOUTHWEST CORNER OF SAID BLOCK 83, IN ALL A DISTANCE OF 450.00 FEET TO AN 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF WEST CLEVELAND AVENUE FOR THE NORTHWEST CORNER OF SAID BLOCK 83 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF WEST CLEVELAND AVENUE, EAST 250.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.226 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/25/2016 and recorded in Book 1854 Page 499 Document 00078614 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: 09/02/2025

Time: 01:00 PM


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 DAVID K STANFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$120,648.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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.auction.com or (800) 280-2832

Certificate of Posting

I am Donna Stockman 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 8/7/25 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.