

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 THE NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HOPKINS, STATE OF TEXAS, BEING IN THE WM. N. BAKER SURVEY, ABST. NO. 108, BEING A PORTION OF THAT 35.4 ACRE TRACT (160 ACRES LESS AND EXCEPT 124.60 ACRES) CONVEYED FROM LAJUANDA BENNETT TO ENNIS CHRISTENBERRY AND RECORDED IN VOLUME 353, PAGE 553 OF THE REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS AND BOUNDED AS FOLLOWS;

BEGINNING AT A CONCRETE RIGHT OF WAY MARKER FOUND IN THE SOUTHRIGHT OF WAY LINE OF FM HIGHWAY 3105, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE ABOVE MENTIONED 35.4 ACRE TRACT, SAME ALSO BEING THE NORTHEAST CORNER OF A 3.484 ACRE TRACT CONVEYED FROM PAUL DOUGHERTY ET UX JUDY DOUGHERTY TO CRYSTAL M. DOUGHERTY AND RECORDED IN VOLUME 313, PAGE 438 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING LIES NORTH, 1259.89 FEET AND WEST 495.61 FEET FROM A 1/2 INCH STEEL ROD SET AT THE OCCUPIED SOUTHEAST CORNER OF THE ABOVE MENTIONED 35.4 ACRE TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF FM HIGHWAY 3105 AND AROUND A CURVE TO THE LEFT: RADIUS = 1482.39 FEET, LONG CHORD BEARS SOUTH 55 DEGREES 01 MINUTES 15 SECONDS EAST 263.82 FEET FOR A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 264.17 FEET TO A 1/2 INCH STEEL ROD SET FOR A CORNER;

THENCE SOUTH 8 DEGREES 29 MINUTES 26 SECONDS WEST ALONG A CHAIN LINK FENCE 201.81 FEET TO A 2 INCH CHAIN LINK FENCE CORNER POST;

THENCE SOUTH 25 DEGREES 32 MINUTES 48 SECONDS WEST 124.66 FEET TO A 1/2 INCH STEEL ROD SET FOR A CORNER;

THENCE SOUTH 86 DEGREES 22 MINUTES 28 SECONDS WEST 222.69 FEET TO A 5/8 INCH STEEL ROD FOUND AT AN INTERIOR CORNER OF THE ABOVE MENTIONED 35.4 ACRE TRACT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF A 124.60 ACRE TRACT CONVEYED FROM FARM CREDIT BANK OF TEXAS TO PAUL E. DOUGHERTY ET UX, JUDY E. DOUGHERTY AND RECORDED IN VOLUME 225, PAGE 497 OF THE REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE NORTH 10 DEGREES 38 MINUTES 00 SECONDS EAST PASSING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 3.494 ACRE TRACT AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 485.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.184 ACRES OF LAND.

BEING THE SAME LAND DESCRIBED IN A DEED FROM ENNIS D. CHRISTENBERRY TO LAJUANDA BENNETT MOORE, DATED 5-3-2005, RECORDED IN VOLUME 528, PAGE 544, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/18/2005 and recorded in Book 540 Page 010 Document 5097 real property records of Hopkins County, Texas.

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

Date: 12/01/2020

Time: 01:00 PM

Place: Hopkins County, Texas at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE 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.



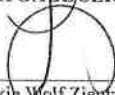
FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2020 OCT 13
10:13 AM
TRAVIS COUNTY
BY _____

5. *Obligations Secured.* The Deed of Trust executed by LAJUANDA BENNETT MOORE AND BEN DEPUE, provides that it secures the payment of the indebtedness in the original principal amount of \$196,500.00, 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 CELINK 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 CELINK, 101 West Louis Henna Blvd. Suite 310, Austin, TX 78728 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 62nd District Court of Hopkins County on 08/20/2020 under Cause No. CV44388. 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.

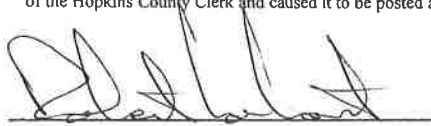


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THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

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 Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.



Posted by Robert LaMont 10-08-2020