

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: BEING 1.00 ACRE OF LAND, SITUATED IN MILLS COUNTY, TEXAS, OF WHICH 0.54 OF AN ACRE IS OUT OF THE W. C. CONRAT SURVEY, ABSTRACT NUMBER 171, AND THE REMAINING 0.46 OF AN ACRE IS OUT OF THE T.R. LOCK SURVEY, ABSTRACT NUMBER 789, AND BEING PART OF A TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM JESSE D. HARPER, ET US. TO PETER LECHTENBOHMER, ET UX, RECORDED IN VOLUME 305, AT PAGE 853, DEED RECORDS OF MILLS COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 183 (FISHER STREET), FROM WHICH THE SOUTHWEST CORNER OF SAID LECHTENBOHMER TRACT BEARS SOUTH 34 DEGREES 07 MINUTES 46 SECONDS WEST 664.55 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 233.65 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 215.16 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 108.42 FEET, TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST LINE OF MILLS COUNTY ROAD NUMBER 505, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 46 DEGREES 39 MINUTES 08 SECONDS EAST, 192.87 FEET, WITH THE SOUTHWEST LINE OF MILLS COUNTY ROAD NUMBER 505, TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF MILLS COUNTY ROAD NUMBER 505 AND THE WEST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 183, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 183, AS FOLLOWS, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1256.34 FEET, AN ARCH DISTANCE OF 84.14 FEET, AND BEING SUBTENDED BY A CHORD OF SOUTH 10 DEGREES 17 MINUTES 17 SECONDS WEST 84.12 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/12/2016 and recorded in Document 1607277 real property records of Mills County, Texas.

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

Date: 07/02/2024

Time: 10:00 AM

Place: Mills County, Texas at the following location: THE NORTH DOOR/PORCH OF THE MILLS COUNTY COURTHOUSE, 1011 4TH STREET, GOLDTHWAITE, MILLS 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.

5. *Obligations Secured.* The Deed of Trust executed by PETER H. LECHTENBOHMER, provides that it secures the payment of the indebtedness in the original principal amount of \$289,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 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. *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 Lou C. Stanz 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 6-07-2024 I filed this Notice of Foreclosure Sale at the office of the Mills County Clerk and caused it to be posted at the location directed by the Mills County Commissioners Court.

24-000078-126-1 // 2211 FISHER ST., GOLDTHWAITE, TX 76



4818613

FILED FOR RECORD
At 12:50 O'Clock P M

JUN 07 2024

SONYA SCOTT County & District Clerk
Mills County, Texas
By Shaunee Maeef Deputy

