

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 A TRACT OF LAND 71.43 FEET BY 150 FEET OUT OF THE WEST ONE HALF OF SURVEY 2, BLOCK 1, T. AND N.O. RAILWAY COMPANY SURVEYS, JONES COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COMMERCIAL AVENUE FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 169, PAGE 798, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH A FOUND 1 INCH PIPE FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 47, ORIGINAL TOWN OF ANSON, JONES COUNTY, TEXAS, BEARS SOUTH 136 MINUTES;

THENCE WEST 150 FEET TO A POINT THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A FOUND 1/2 INCH REBAR WITH CAP BEARS S 82 DEGREES 24 MINUTES 16 SECONDS W 9.2 MINUTES;

THENCE NORTH 71.43 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A STRIP OF LAND DESCRIBED IN A BOUNDARY LINE AGREEMENT IN VOLUME 186, PAGE 930, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, FROM WHICH A FOUND 3/8 INCH REBAR BEARS N 77 DEGREES 34 MINUTES 52 SECONDS W 9.33 MINUTES;

THENCE EAST 150 FEET TO A POINT ON THE WEST LINE OF SAID COMMERCIAL AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID BUNDARY LINE AGREEMENT FROM WHICH A FOUND 1 INCH PIPE BEARS NORTH 4.98 MINUTES;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMMERCIAL AVENUE, A DISTANCE OF 71.43 FEET TO THE POINT OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/07/2016 and recorded in Book 422 Page 885 real property records of Jones County, Texas.

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

Date: 05/03/2022

Time: 01:00 PM

Place: Jones County, Texas at the following location: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) 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 JAY HUNT, provides that it secures the payment of the indebtedness in the original principal amount of \$95,733.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CU Members Mortgage a division of Colonial Savings, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is CU Members Mortgage a division of Colonial Savings, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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.

POSTED NOTICE

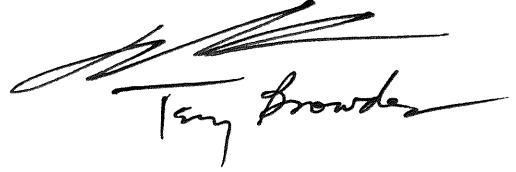
DATE 3-24-22 TIME 11:30AM

JONES COUNTY CLERK *Jeanne* JONES CO., TX

BY: _____



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