

## 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 OF 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: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/22/2012 and recorded in Document 121653 real property records of Caldwell County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 07/02/2019  
Time: 12:00 PM  
Place: Caldwell County, Texas, at the following location: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 ROY ALVIN HEBBE AND COLETA MURPHY, provides that it secures the payment of the indebtedness in the original principal amount of \$274,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR MICHAEL ZIENTZ, 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  
Vori Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM,  
MICHAEL LATHAM OR MICHAEL ZIENTZ  
c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Caldwell County Clerk and caused it to be posted at the location directed by the Caldwell County Commissioners Court.

Filed this 23<sup>rd</sup> day of May 2019  
10:21 A.M.  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Ratrina Rejma Deputy

Exhibit "A"

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part the John Nolan Survey A-220 and being also all of a tract of land called 10.0 acres of land and conveyed to Roy Alvin Hebbe by deed recorded in Volume 530 Page 753 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a cotton spindle found at an 8" fence corner post in the SW corner the above mentioned Hebbe tract and the NE line of Harwood Road (a.k.a. County Road #139) and the apparent NW corner of a tract of land called 73 acres and conveyed to Sonny D. Ranch LTD by deed recorded in Volume 446 Page 590 of the Deed Records of Caldwell County, Texas for the SW corner for this tract.

THENCE N 39 degrees 13 minutes 09 seconds W with the West line of the said Hebbe tract and the NE line of Harwood Road 256.93 feet to a 01/2" iron pin found used for basis of bearing (direct tie) in the NW corner of the said Hebbe tract and the intersection of the NE line of the Harwood Road and the South line of Lost Road (a.k.a. County Road # 139-A) for the NW corner this tract.

THENCE with the North line of the said Hebbe tract and the South line of Lost Road for the following four (4) courses:

- 1) N 12 degrees 14 minutes 00 seconds E 64.12 feet to a capped 1/2" iron pin set for an angle point this tract
- 2) N 50 degrees 52 minutes 15 seconds E 595.93 feet to a capped 1/2" iron pin set for an angle point this tract.
- 3) N 79 degrees 54 minutes 00 seconds E 96.40 feet to a capped 1/2" iron pin set for an angle point this tract.
- 4) S 70 degrees 45 minutes 04 seconds E 316.60 feet to a capped 1/2" iron pin set in the NE corner of the said Hebbe tract and the apparent NW corner of a tract of land called 10.0 acre tract and conveyed to James Rougeon by deed recorded in Volume 294 Page 868 of the said Deed Records for the NE corner this tract.

THENCE S 00 degrees 23 minutes 33 seconds E with the East line of the said Hebbe tract and the apparent West line of the above mentioned Rougeon tract 545.47 feet to a 2 1/2" iron pipe found used for basis of bearing (direct tie) in the SE corner of the said Hebbe tract and the apparent North line of the above mentioned 73 acre tract for the SE corner this tract.

THENCE S 89 degrees 36 minutes 27 seconds W With the South line of the said Hebbe tract and the apparent North line of the said 73 acre tract 710.97 feet to the place of beginning containing 10.000 acres of land more or less.

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 119 LOST RD., LULING, TX 78648

NOTE: The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hercof.

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law, STATE OF TEXAS, COUNTY OF CALDWELL. I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

FILED this 4<sup>th</sup> day of April 20 12  
2:26 P M  
CAROL HOLCOMB  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Alene Page Deputy

APR 04 2012



Carol Holcomb  
COUNTY CLERK  
CALDWELL COUNTY, TEXAS