

MAY 26 2022

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 GUARD 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.

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

1. Property to Be Sold. The property to be sold is described as follows: A 0.82-ACRE TRACT OUT OF THE ISAAC HUGHSON SURVEY, ABSTRACT NO. 256, JACK COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO MATTHEW & SAMANTHA PATTERSON ON JULY 25, 2017, AS RECORDED IN VOLUME 1030, PAGE 347, JACK COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE EAST EDGE OF NORTH COLLEGE STREET, A GRAVEL PUBLIC ROAD, THAT BEARS NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST 2,163.99 FEET FROM AN ANGLE POINT IN THE SOUTH LINE OF SAID HUGHSON SURVEY & THE MOST WESTERN NORTHWEST CORNER OF THE LEWIS KNIGHT SURVEY, ABSTRACT NO. 324, SAID 5/8-IRON ROD FOUND BEING THE NORTHWEST CORNER OF A 5.17-ACRE TRACT AS DESCRIBED IN DEED TO STEVE & LENORA FREEMAN FROM FRANCES JOBE ON DECEMBER 14, 2000, AS RECORDED IN VOLUME 669, PAGE 384, JACK COUNTY OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF SAID PATTERSON TRACT FOR THE SOUTHWEST COMER AND POINT OF BEGINNING OF THIS TRACT;

THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST 170.31 FEET ALONG THE EAST EDGE OF SAID ROAD AND THE WEST LINE OF SAID PATTERSON TRACT TO A 5/8-INCH IRON ROD FOUND BEING THE SOUTHWEST CORNER OF A 3.82-ACRE TRACT AS DESCRIBED IN DEED TO TRACY WATSON FROM JOSE DOMINGUEZ ON FEBRUARY 11, 2008, AS RECORDED IN VOLUME 794, PAGE 760, AND BEING THE NORTHWEST CORNER OF SAID PATTERSON TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE LEAVING SAID ROAD, SOUTH 89 DEGREES 39 MINUTES 07 SECONDS EAST 214.04 FEET ALONG THE SOUTH LINE OF SAID WATSON TRACT AND THE NORTH LINE OF SAID PATTERSON TRACT TO A 5/8-INCH IRON ROD FOUND BEING THE NORTHWEST CORNER OF A 10.58-ACRE TRACT AS DESCRIBED IN DEED TO SPENCER B. STREET III FROM PEGGY EPPERSON ON SEPTEMBER 14, 2014, AS RECORDED IN VOLUME 968, PAGE 826, JACK COUNTY OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST COMER OF SAID PATTERSON TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTH LINE OF SAID WATSON TRACT SOUTH 00 DEGREES 21 MINUTES 37 SECONDS WEST 162.43 FEET ALONG THE WEST LINE OF SAID STREET TRACT AND THE EAST LINE OF SAID PATTERSON TRACT TO A POINT FROM WHICH A FENCE CORNER BEARS WEST 2.00 FEET, BEING THE NORTHEAST CORNER OF SAID FREEMAN TRACT, AND BEING THE SOUTHEAST CORNER OF SAID PATTERSON TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE WEST LINE OF SAID STREET TRACT, SOUTH 88 DEGREES 14 MINUTES 23 SECONDS WEST 214.19 FEET ALONG THE NORTH LINE OF SAID FREEMAN TRACT AND THE SOUTH LINE OF SAID PATTERSON TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.82 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2019 and recorded in Book 1067 Page 0168 Document 20190001956 real property records of Jack County, Texas.

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

Date: 08/02/2022

Time: 01:00 PM

Place: Jack County, Texas at the following location: ON THE FRONT STEPS OR RIGHT INSIDE THE FRONT DOOR IN THE LOBBY ON THE 2ND FLOOR OF THE JACK 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 JEREMY L. BEESINGER, provides that it secures the payment of the indebtedness in the original principal amount of \$162,011.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank, successor by merger to SunTrust Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank, successor by merger to SunTrust Bank c/o TRUIST BANK, 1001 Seemes Ave, Richmond, VA 23224 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

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