

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: TRACT OF LAND WITHIN THE CITY OF JACKSBORO IN THE JOHN WEST BUCKNER SURVEY, ABSTRACT NO 34, JACK COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO JAY BRISCO RECORDED IN VOLUME 673, PAGE 796, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND ON THE SOUTH SIDE OF RICHARDSON STREET (45 FEET WIDE) BEING THE NORTHWEST CORNER OF THE SAID BRISCO TRACT AND THE NORTHEAST CORNER OF THE CHARLA HOWARD AND JAMES BUDARF TRACT RECORDED IN VOLUME 673, PAGE 932, OFFICIAL PUBLIC RECORDS OF JACK COUNTY,

THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 66 00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD SET ON THE SOUTH SIDE OF THE SAID STREET BEING THE NORTHEAST CORNER OF THE SAID BRISCO TRACT AND THE NORTHWEST CORNER OF THE ROY CAIN TRACT RECORDED IN VOLUME 675, PAGE 563, OFFICIAL PUBLIC RECORDS OF JACK COUNTY,

THENCE SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 125 00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE SAID BRISCO TRACT, THE SOUTHWEST CORNER OF THE SAID CAIN TRACT AND THE NORTHEAST CORNER OF THE SANDRA L CRUMPTON TRACT RECORDED IN VOLUME 381, PAGE 512, DEED RECORDS OF JACK COUNTY,

THENCE NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 66 00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID BRISCO TRACT, THE NORTHWEST CORNER OF THE SAID CRUMPTON TRACT AND THE SOUTHEAST CORNER OF THE SAID HOWARD TRACT,

THENCE NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 125 00 FEET TO THE PLACE OF BEGINNING

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/10/2009 and recorded in Book 0833 Page 0520 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: 01/07/2025

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 RUSTY COLEMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$76,530.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank 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 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

For additional sale information visit: www.mwzmlaw.com/tx-investors

FILED FOR RECORD

_____ O'CLOCK _____ M

NOV - 7 2024

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

Certificate of Posting

I am Donna Stockman 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 11/7/24 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.