

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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, IN THE TOWN OF CLARKSVILLE; BEING PART OF THE WADE VINING SURVEY, ABSTRACT NO. 878, AND BEING PART OF BLOCK 4 OF THE HOCKER HILL ADDITION TO THE CITY OF CLARKSVILLE RECORDED IN VOLUME 78, PAGE 314; SAME BEING A CALLED 0.457 AC. TRACT OF LAND DESCRIBED IN DEED FROM CIT BANK, N.A. TO LOU ANTONELLI AND PATRICIA ANTONELLI, DATED SEPTEMBER 27, 2016, RECORDED IN VOLUME 723, PAGES 318-320, ALL IN THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH R.S. ROD (F) AT THE NORTHEAST CORNER OF SAID CALLED 0.457 AC. TRACT AND SAID BLOCK 4, ALSO BEING THAT NORTHWEST CORNER OF A SMALL TRACT DESCRIBED IN DEED TO EDMOND J. BYRD (DR 409, PAGE 612), SAME BEING IN THE SOUTH LINE OF JACKSON STREET;

THENCE SOUTH 1 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 200.48 FEET TO A 5/8 INCH R.S. ROD (F) AT THE SOUTHEAST CORNER OF SAID CALLED 0.457 AC. TRACT, AND SOUTHWEST CORNER OF SAID BYRD TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 0.3521 AC. TRACT DESCRIBED IN DEED TO NANCY RODGERS (OPR 690, PAGE 453);

THENCE NORTH 88 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 100.05 FEET TO A 5/8 INCH R.S. ROD (F) AT THE SOUTHWEST CORNER OF SAID CALLED 0.457 AC. TRACT, AND NORTHWEST CORNER OF SAID CALLED 0.3521 AC. TRACT;

THENCE NORTH 1 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 195.77 FEET TO A 1/2 INCH METAL ROD (F) AT THE NORTHWEST CORNER OF SAID CALLED 0.457 AC. TRACT, AND IN THE SOUTH LINE OF JACKSON STREET;

THENCE NORTH 88 DEGREES 50 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.457 AC. TRACT, AND SOUTH LINE OF SAID STREET, A DISTANCE OF 100.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.455 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/08/2023 and recorded in Document 2023-00868 real property records of Red River County, Texas.

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

Date: 12/03/2024

Time: 01:00 PM

Place: Red River County, Texas at the following location: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE SHALL BE DESIGNATED AS THE PROPER PLACE FOR SUCH FORECLOSURE SALES TO THE HELD 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 JUDY IVIE AND ARDEN IVIE, provides that it secures the payment of the indebtedness in the original principal amount of \$141,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERISAVE MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and AMERISAVE MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERISAVE MORTGAGE CORPORATION c/o AMERISAVE MORTGAGE CORPORATION, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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.auction.com or (800) 280-2832

Certificate of Posting

I am Robert LaMont 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 November 7, 2024 I filed this Notice of Foreclosure Sale at the office of the Red River County Clerk and caused it to be posted at the location directed by the Red River County Commissioners Court.

24-000142-391-1 // 1100 WEST JACKSON STREET, CLARKSVILLE, TX 75426

Robert LaMont, November 7, 2024

FILED FOR RECORD
1:04 o'clock P. M. on

NOV 07 2024

Chassidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX