

FILED FOR RECORD
20th day of March 20 25
at 10 o'clock 00 M
Christina Usando
Clerk, County Court TOM GREEN COUNTY, TEXAS
Marian Sear Deputy

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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF SAN ANGELO, COUNTY OF TOM GREEN, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION FOR 6.000 ACRES OF LAND OUT OF TRACT A OF SPRING CREEK SUBDIVISION, TOM GREEN COUNTY, TEXAS. AS THE SAME IS SHOWN ON THE PLAT RECORDED JUNE 16, 1971, IN BOOK 3, PAGE 161, OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS, DESCRIBED IN FIELD NOTES RECORDED IN VOLUME 578, PAGE 92, OF THE DEED RECORDS OF TOM GREEN COUNTY, TEXAS, AND BEING THE EAST ONE HALF OF THAT CERTAIN 12 ACRES OF LAND CONVEYED BY DEED FROM LOUIS D. ELY AND WIFE CONNIE R. ELY, TO L. O. BARTON AND MELVIN C. PROBST, RECORDED IN VOLUME 594, PP. 256-258, DEED RECORDS OF TOM GREEN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE 6.0 ACRE PREVIOUSLY CONVEYED TO JACK ORION BARTON AND KRISTI D. BARTON GETTE BY DEED OF PARTITION RECORDED IN VOLUME 761, PAGE 456, DEED RECORDS OF TOM GREEN COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75 DEGREES 03 MINUTES 32 SECONDS EAST 626.13 FEET WITH THE NORTHERLY BOUNDARY OF THIS TRACT AND THE SOUTH BOUNDARY OF A 12.98 ACRE TRACT AS RECORDED IN VOLUME 444, PAGE 100, O.P.R. TO A 1/4 IRON PIPE FOUND FOR THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 20 DEGREES 05 MINUTES 10 SECONDS EAST. 419.09 FEET WITH THE EASTERLY BOUNDARY LINE OF THIS TRACT TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 75 DEGREES 02 MINUTES 58 SECONDS WEST, 626.52 FEET WITH THE SOUTHERLY BOUNDARY LINE OF THIS TRACT THE NORTH BOUNDARY LINE OF PONDEROSA ESTATES, RECORDED IN PLAT CABINET B NO 183-184, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF THIS TRACT AND THE SOUTHEASTERLY CORNER OF THE SAID 6.0 ACRE BARTON TRACT;

THENCE NORTH 19 DEGREES 59 MINUTES 14 SECONDS WEST, 209.76 FEET WITH THE WESTERLY BOUNDARY OF THIS TRACT AND THE EASTERLY BOUNDARY LINE OF SAID 6.0 ACRE BARTON TRACT TO A 2 INCH DIAMETER STEEL PIPE FENCE CORNER POST FOUND FOR THE SOUTHEASTERLY CORNER OF A 3.0 ACRE TRACT RECORDED IN VOLUME 752, PAGE 722, O.P.R., ALSO BEING THE SOUTHEASTERLY CORNER OF A 20 FEET EASEMENT RECORDED IN VOLUME 752, PAGE 719 O.P.R.;

THENCE NORTH 20 DEGREES 04 MINUTES 35 SECONDS WEST, AT 20.00 FEET PASS THE NORTHEASTERLY CORNER OF SAID 20 FEET EASEMENT. 209.40 FEET IN ALL WITH THE WESTERLY BOUNDARY LINE OF THIS TRACT AND THE EASTERLY BOUNDARY LINE OF SAID BARTON TRACT TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 6.000 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/24/2020 and recorded in Document 202002113 real property records of Tom Green County, Texas.

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

Date: 05/06/2025

Time: 10:00 AM

Place: Tom Green County, Texas at the following location: THE FOYER OF THE EDD B. KEYES BUILDING OR IN THE EVENT THE KEYES BUILDING IS CLOSED, AT THE SOUTH ENTRANCE OF THE KEYES BUILDING 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.

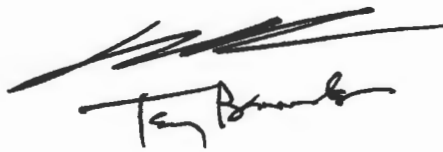
5. Obligations Secured. The Deed of Trust executed by ROBERT S ELDER II AND KRISTA BETH ELDER, provides that it secures the payment of the indebtedness in the original principal amount of \$217,783.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC, 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 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  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 3/20/05 I filed this Notice of Foreclosure Sale at the office of the Tom Green County Clerk and caused it to be posted at the location directed by the Tom Green County Commissioners Court.