

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 1:

A TRACT 194 FEET BY 300 FEET NEAR THE NORTHWEST CORNER OF LOT NUMBER FIVE (5), SECTION NUMBER ONE (1), RAYMOND TOWN AND IMPROVEMENT COMPANY SUBDIVISION, WILLACY COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT NO. 5 WHICH IS 20 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, SUCH POINT BEING IN THE SOUTH LINE OF A PUBLIC ROAD SHOWN ON THE MAP OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 194 FEET TO A POINT FOR THE NORTHEAST CORNER;

THENCE SOUTH, PARALLEL WITH THE WEST LINE OF LOT NO. 52, A DISTANCE OF 300 FEET TO A POINT FOR THE SOUTHEAST CORNER;

THENCE WEST, PARALLEL WITH THE NORTH LINE OF LOT NO. 5, A DISTANCE OF 194 FEET TO A POINT FOR THE SOUTHWEST CORNER;

THENCE NORTH, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, AND.

TRACT 2:

A 0.3006 ACRE TRACT OF LAND OUT OF LOT FIVE (5), SECTION ONE (1), RAYMOND TOWN AND IMPROVEMENT COMPANY SUBDIVISION, RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO VOLUME 1, PAGE 575 OF THE TRANSCRIBED RECORDS CAMERON COUNTY TO WILLACY COUNTY, TEXAS; SAID 0.3006 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID CORNER BEING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE 60.00 FEET RIGHT OF WAY OF WOOD AVENUE AND THE EXTENDED CENTERLINE OF THE 50.00 FEET RIGHT OF WAY OF 15TH STREET;

THENCE, SOUTH WITH AND ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 367.50 FEET TO A POINT;

THENCE, EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 67.50 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 194.00 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 67.50 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/20/1998 and recorded in Book 48 Page 47 Document 274881 real property records of Willacy County, Texas.

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

Date: 08/01/2023

Time: 12:00 PM

Place: Willacy County, Texas at the following location: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 STEPHEN LEE PRATER AND MELINDA SUE PRATER, provides that it secures the payment of the indebtedness in the original principal amount of \$169,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.002.5 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 15-002385-670-2 / 900 EAST WOOD AVENUE, RAYMONDVILLE, TX 78580

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 _____ I filed this Notice of Foreclosure Sale at the office of the Willacy County Clerk and caused it to be posted at the location directed by the Willacy County Commissioners Court.

10:34am
FILED & posted
COUNTY COURT

JUN 08 2023

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
DEPUTY

Alma Mireles