

Filed  
in 2023, At 12:00 PM  
JODI MORGAN  
County Clerk, Milam County, Texas  
By Milam County  
Deputy Christina

### 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: 1.00 ACRE TRACT BEING A 1.00 ACRE TRACT OF LAND OUT OF THE W. W. LEWIS SURVEY, ABSTRACT NO. 30, MILAM COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 49.48 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROY J. MEISKE, ET UX, RECORDED IN VOLUME 827, PAGE 265 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT CONCRETE HIGHWAY MONUMENT FOUND BY A CORNER POST AT THE NORTHWEST CORNER OF ABOVE MENTIONED 49.48 ACRE TRACT, LOCATED IN THE EAST LINE OF COUNTY ROAD NO. 218 AT ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF F. M. ROAD NO. 845;

THENCE NORTH 87 DEGREES 26 MINUTES 33 SECONDS EAST A DISTANCE OF 1755.86 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF F. M. ROAD NO. 845, COMMON WITH THE NORTH LINE OF SAID 49.48 ACRE TRACT FOR THE POINT OF BEGINNING FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF F. M. ROAD NO 845, COMMON WITH THE NORTH LINE OF SAID 49.48 ACRE TRACT, NORTH 82 DEGREES 35 MINUTES 29 SECONDS EAST A DISTANCE OF 183.08 FEET TO A 14 INCHES IRON ROD WITH YELLOW CAP SET FOR THE NORTHEAST CORNER OF THIS,

THENCE DEPARTING F. M. ROAD NO. 845 AND THROUGH THE INTERIOR OF SAID 49.48 ACRE TRACT, SOUTH 07 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 226.59 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE SOUTHEAST CORNER OF THIS;

THENCE NORTH 86 DEGREES 50 MINUTES 23 SECONDS WEST A DISTANCE OF 236.76 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 03 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 77.72 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR AN ANGLE POINT OF THIS;

THENCE NORTH 09 DEGREES 51 MINUTES 23 SECONDS EAST A DISTANCE OF 111.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

THIS SURVEY WAS CONDUCTED BY A GLOBAL POSITIONING SYSTEM (GPS) THEREFORE ALL BEARINGS USED HEREIN ARE BASED ON TRUE GEODETIC NORTH.

BEING THE SAME PROPERTY CONVEYED TO ROY JAMES MEISKE BY DEED FROM CAROL T. MEISKE RECORDED 03/01/2011 IN DEED BOOK 1142 PAGE 474, IN THE REGISTER'S OFFICE OF MILAM COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/20/2017 and recorded in Book 1312 Page 551 real property records of Milam County, Texas.

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

Date: 07/05/2023

Time: 12:00 PM

Place: Milam County, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 ROY JAMES MEISKE, provides that it secures the payment of the indebtedness in the original principal amount of \$247,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Carrington Mortgage Services, LLC obtained a Order from the 20th District Court of Milam County on 05/22/2023 under Cause No. CV41733. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 51777 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 Liame 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.mwzinlaw.com/tx-investors](http://www.mwzinlaw.com/tx-investors)

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