

**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: METES AND BOUNDS DESCRIPTION OF A 2.000 ACRE TRACT OF LAND  
BEING A 2.000 ACRE TRACT OF LAND, OUT OF THE ARTHUR LUCKEY SURVEY NO. 23, ABSTRACT NO. 530, SITUATED IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF LOT 8A (6.000 ACRES) OF THE REPLAT OF LOT 8 OF OXBOW ESTATES, AS RECORDED IN INSTRUMENT NO. 200907987 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.000 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, ALONG THE EAST RIGHT-OF-WAY LINE OF OXBOW TRAIL, A 50-FOOT PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT RECORDED IN CABINCT 2, SLIDE 58-D OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, BEING THE COMMON WEST CORNER OF SAID LOT 8A AND LOT 8B OF SAID REPLAT, FOR THE WEST CORNER HEREOF;

THENCE NORTH 23 DEGREES 07 MINUTES 34 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OXBOW TRAIL AND THE NORTHWESTERLY LINE OF SAID LOT 8A. FOR THE NORTHWESTERLY LINE HEREOF, A DISTANCE OF 201.23 FEET, TO A CALCULATED POINT FOR THE NORTH COMER HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND, FOR THE NORTH CORNER OF SAID LOT 8A, BEARS NORTH 23 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 167.49 FEET;

THENCE OVER AND ACROSS SAID LOT 8A, THE FOLLOWING COURSES AND DISTANCES:

1) SOUTH 68 DEGREES 50 MINUTES 35 SECONDS EAST, FOR THE NORTHEASTERLY LINE HEREOF, A DISTANCE OF 345.80 FEET, TO A CALCULATED POINT FOR THE EAST COMER HERCOF;

2) SOUTH 21 DEGREES 09 MINUTES 25 SECONDS WEST, FOR THE SOUTHEASTERLY LINE HEREOF, A DISTANCE OF 296.85 FEET, TO A CALCULATED POINT ALONG A COMMON LINE OF SAID LOT 8B AND SAID LOT 8A, FOR THE SOUTH CORNER HEREOF;

THENCE NORTH 53 DEGREES 39 MINUTES 27 SECONDS WEST, ALONG SAID COMMON LINE, FOR THE SOUTHWESTERLY LINE HEREOF, A DISTANCE OF 365.48 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 06/30/2010 and recorded in Document 201005298 real property records of Burnet County, Texas.

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

Date: 04/04/2023

Time: 01:00 PM

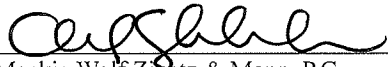
Place: Burnet County, Texas at the following location: THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE, 220 SOUTH PIERCE ST, BURNET, TEXAS ON THE EAST SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 HEATH L. NELSON AND SANDRA K. NELSON, provides that it secures the payment of the indebtedness in the original principal amount of \$123,000.00, 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 Loans Structured Transaction Trust, Series 2019-3 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 Loans Structured Transaction Trust, Series 2019-3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 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

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