

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: BEING 0.160 ACRES OF LAND, MORE OR LESS, OUT OF THE HOUSTON AND TEXAS CENTRAL RAILWAY COMPANY SURVEY NO. 179, ABSTRACT NO. 693, IN MCCULLOCH COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 352, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS; SAID 0.160 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SEARCHERS LAND SURVEYING IN OCTOBER, 2014:

BEGINNING A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF CYPRESS STREET FOR THE NORTHEAST CORNER OF LOT NO. 10, BLOCK NO. 3 OF THE STANBURN ADDITION AS SHOWN ON PLAT RECORDED IN VOLUME 27, PAGE 350 OF THE DEED RECORDS OF MCCULLOCH COUNTY, TEXAS, THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 374, PAGE 635 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 99.47 FEET ALONG THE NORTH LINE OF SAID LOT NO. 10, THE NORTH LINE OF SAID VOLUME 374, PAGE 635 TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID LOT NO. 10, THE NORTHWEST CORNER OF SAID VOLUME 374, PAGE 635, THE NORTHEAST CORNER OF LOT NO. 1 OF SAID BLOCK NO. 3, THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 268, PAGE 655 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT NO. 1, THE NORTHWEST CORNER OF SAID VOLUME 417, PAGE 801 AND THE SOUTHWEST CORNER OF SAID VOLUME 268, PAGE 655 BEARS SOUTH 89 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 99.47 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 70.00 FEET ALONG THE EAST LINE OF SAID VOLUME 268, PAGE 655 TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 420, PAGE 187 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 99.47 FEET ALONG THE SOUTH LINE OF SAID VOLUME 420, PAGE 187 TO A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID CYPRESS STREET FOR THE SOUTHEAST CORNER OF SAID VOLUME 420, PAE 187 AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 3/8 INCH IRON PIPE FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 426, PAGE 168 OF SAID OFFICIAL PUBLIC RECORDS BEARS NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 208.97 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 26 SECONDS WEST A DISTANCE OF 70.00 FEET A LONG THE WEST LINE OF SAID CYPRESS STREET TO THE POINT OF BEGINNING CONTAINING 0.160 ACRES, MORE OR LESS, AND AS SHOWN ON CERTIFIED PLAT HERewith.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/14/2014 and recorded in Document 43701 real property records of Mcculloch County, Texas.

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

Date: 08/04/2020
Time: 10:00 AM
Place: Mcculloch County, Texas at the following location: THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE MCCULLOCH COUNTY COURTHOUSE, BRANDY TEXAS 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 MANUEL CASTANUELA AND JEANNIE M CASTANUELA, provides that it secures the payment of the indebtedness in the original principal amount of \$66,326.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Origin Bank is the current mortgagee of the note and deed of trust and ORIGIN BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Origin Bank c/o ORIGIN BANK, 1 Corporate Dr., Suite 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

20-000060-391-1 // 1912 S CYPRESS STREET, BRADY, TX



4724933

POSTED

JUN 25 2020

Christine A. Jones
McCulloch County Clerk

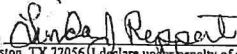
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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  
Vori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254



I am  Certificate of Posting  
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 June 25, 2020 I filed this Notice of Foreclosure Sale at the office  
of the McCulloch County Clerk and caused it to be posted at the location directed by the McCulloch County Commissioners Court.

20-000060-391-1 // 1912 S CYPRESS STREET, BRADY, TX 76825

POSTED

JUN 25 2020

Christine A. Jones  
McCulloch County Clerk