

FILED FOR RECORD

NOV 02 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING 1.23 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN WALLING SURVEY, A-891, VAN ZANDT COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN WALLING SURVEY, A-891, SAME BEING PART OF A CALIED 60.00 ACRE TRACT AS FOUND DESCRIBED UNDER TRACT NO. 8-A IN WARRANTY DEED DATED JUNE 25, 1971 FROM JAMES EDWARD ROGERS ET UX, BURNETTA ROGERS TO WILLIAM MARTIN KINDLE ET UX, MURLINE I. KINDLE AS FOUND RECORDED IN VOLUME 763, PAGE 13 OF THE DEED RECORDS OR VAN ZANDT COUNTY, TEXAS.

BEGINNING AT POINT IN THE CENTER OF CONNTY ROAD #1412 FOR THE SOUTHEAST CORNER OF THIS, 3/8 INCH IRON ROD BEARS NORTH 00 DEGREES 30 MINUTES 42 SECONDS WEST 15.69 FEET, SAID POINT BEING NORTH 86 DEGREES 27 MINUTES 54 SECONDS WEST 772.67 FEET, AND NORTH 86 DEGREES 30 MINUTES 00 SECONDS WEST 33.94 FROM THE MORE EASTERLY SOUTHEAST CORNER OF SAID 60.00 ACRE TRACT;

THENCE: NORTH 86 DEGREES 30 MINUTES 00 SECONDS WEST 264.12 FEET WITH SAID ROAD TO A 60D NAIL SET FOR THE SOUTHWEST CORNER OF THIS, 3/8 IRON ROD BEARS NORTH 04 DEGREES 29 MINUTES 55 SECONDS EAST 16.45 FEET;

THENCE: NORTH 04 DEGREES 29 MINUTES 55 SECONDS EAST 202.78 FEET TO A 3/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS;

THENCE: NORTH 89 DEGREES 54 MINUTES 0 SECONDS EAST 245.77 FEET TO A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS;

THENCE: SOUTH 00 DEGREES 30 MINUTES 42 SECONDS EAST 218.71 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.23 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/04/1999 and recorded in Book 1540 Page 762 Document 2000-00000431 real property records of Van Zandt County, Texas.

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

Date: 12/05/2023

Time: 10:00 AM

Place: Van Zandt County, Texas at the following location: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 YVONNE HONEA, provides that it secures the payment of the indebtedness in the original principal amount of \$44,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A obtained a Order from the 294th District Court of Van Zandt County on 10/30/2023 under Cause No. 23-00112. 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 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.realtybid.com/texas or (877) 518-5700

Certificate of Posting

I am  whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11-20-2025 I filed this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.