

FILED FOR RECORD

2024 JUN -6 AM 11:47

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY K. Pantan DEPUTY

TS No.: 2024-06057
24-000069-568

Notice of Substitute Trustee 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 of 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. Date, Time and Place of Sale.

Date: 08/06/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Atascosa County, Texas at the following location: **THE WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 5050 CR 345, CHARLOTTE, TX 78011

2. 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. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/19/2021 and recorded 01/21/2021 in Document 210790, real property records of Atascosa County, Texas, with **Floyd Malcom Trench and Jori Ann Mahaffey, husband and wife** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., A LIMITED LIABILITY PARTNERSHIP as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Floyd Malcom Trench and Jori Ann Mahaffey, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$182,631.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services

TS No.: 2024-06057
24-000069-568

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.

Date: 6/5/2024

Marisa Vidrine
Printed Name: Marisa Vidrine



Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Terri Martin 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 6, 2024 I filed this Notice of Foreclosure Sale at the office of the Atascosa County Clerk and caused it to be posted at the location directed by the Atascosa County Commissioners Court.

TS No.: 2024-06057
24-000069-568

EXHIBIT A

LEGAL DESCRIPTION :Being 7.972 acres of land out of the Atascosa County School Land Survey No. 271-1/2, Abstract No. 1078 and out of the Charles F. Simmons subdivision Farm Tract No.5903 in Atascosa County, Texas and also being that certain 7.98 acre tract described in Instrument No. 101148 of the Official Public Records of Atascosa County, Texas; Said 7.972 acre tract being more particularly described as follows and as surveyed the under the supervision of Intrepid Surveying & Engineering Corporation in March, 2017:

BEGINNING at a 5/8 inch iron rod found in the north line of County Road No.345 for the south corner of that certain 170 acre tract described in Volume 316, Page 33 of the Deed Records of Atascosa County, Texas and the southeast corner hereof;

THENCE along the north line of County Road No. 345, the following 3 courses:

1. South 66°14'29" West a distance of 193.66 feet to a 2 inch pipe fence corner post found;
2. South 73°02'17" West a distance of 176.22 feet to a 2 inch pipe fence corner post found;
3. South 48°04'51" West a distance of 259.56 feet to a 5/8 inch iron rod found an east corner of that certain 163.20 acre tract described in Instrument No. 102857 of said Official Public Records and the southwest corner hereof;

THENCE along the common lines of said 163.20 acre tract, the following 2 courses:

1. North 17°26'04" West a distance of 668.59 feet to a 2 3/8 inch pipe found for a corner of said 163.20 acre tract and the northwest corner hereof;
2. North 75°07'34" East a distance of 625.04 feet to a 5/8 inch iron rod found in the west line of said 170 acre tract for an east corner of said 163.20 acre tract and the northeast corner hereof;

THENCE South 15°15'25" East a distance of 513.58 feet along the west line of said 170 acre tract to the POINT OF BEGINNING containing 7.792 acres more or less, and as shown hereon.