

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: FIELD NOTE DESCRIPTION OF A 1.153 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE E.T. RR CO. SURVEY NO. 51, ABSTRACT NO. 229 SITUATED IN THE MILLS COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED FROM JOHN K. MOORE AND WIFE CYNTHIA MOORE TO CARL B. MAERZ AND WIFE IMOGENE MAERZ BY DEED RECORDED AT VOLUME 171 PAGE 979 OF THE DEED RECORDS OF MILLS COUNTY, TEXAS; SAID 1.153 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF U.S. HIGHWAY 84 EAST WHICH BEARS NORTH 77 DEGREES 55 MINUTES 24 SECONDS EAST, 2.06 FEET FROM A CONCRETE RIGHT-OF-WAY MARKER AND ALSO BEARS NORTH 07 DEGREES 19 MINUTES 06 SECONDS WEST, 1.00 FEET FROM A PIPE POST AND BEING THE NORTHWEST CORNER OF THAT TRACT CONVEYED FROM JOHN K. MOORE AND WIFE CYNTHIA MOORE TO CARL B. MAERZ AND WIFE IMOGENE MAERZ BY DEED RECORDED AT VOLUME 171 PAGE 979 OF THE MILLS COUNTY DEED RECORDS FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERN LINE OF SAID HIGHWAY, NORTH 77 DEGREES 55 MINUTES 24 SECONDS EAST, 98.90 FEET TO A RAILROAD SPIKE FOUND FOR ANGLE POINT AND NORTH 82 DEGREES 51 MINUTES 07 SECONDS EAST, 125.20 FEET TO AN IRON ROD FOUND AT THE BASE OF A WOOD FENCE POST AS THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO LINDA HUNT BY DEED RECORDED AT VOLUME 212 PAGE 548 OF THE MILLS COUNTY DEED RECORDS, THE NORTHEAST CORNER OF SAID MAERZ TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE, GENERALLY WITH A FENCE AS THE COMMON LINE BETWEEN SAID MAERZ TRACT AND SAID HUNT TRACT, SOUTH 07 DEGREES 34 MINUTES 24 SECONDS EAST, 227.71 FEET TO A PIPE POST AS THE SOUTHWEST CORNER OF SAID HUNT TRACT, THE SOUTHWEST CORNER OF SAID MAERZ TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 83 DEGREES 49 MINUTES 40 SECONDS WEST (BASIS OF BEARINGS FOR THIS SURVEY) AT 158.24 FEET PASSING AN IRON ROD FOUND AS THE NORTHEAST CORNER OF A NEW TOWER SITE AND CONTINUING FOR A TOTAL DISTANCE OF 225.37 FEET TO A PIPE POST AS THE SOUTHEAST CORNER OF SAID BENNINGFIELD TRACT, THE SOUTHWEST CORNER OF SAID MAERZ TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE COMMON LINE WITH SAID BENNINGFIELD TRACT, NORTH 06 DEGREES 55 MINUTES 28 SECONDS WEST, 66.40 FEET TO A POINT IN THE SOUTH WALL OF A BLOCK WELL AND PUMP HOUSE FOR ANGLE POINT, NORTH 83 DEGREES 10 MINUTES 50 SECONDS EAST, 2.13 FEET TO THE SOUTHEAST CORNER OF SAID PUMP HOUSE FOR INTERIOR CORNER, NORTH 06 DEGREES 49 MINUTES 10 SECONDS WEST, 5.49 FEET TO THE NORTHEAST CORNER OF SAID PUMP HOUSE, SOUTH 83 DEGREES 10 MINUTES 50 SECONDS WEST, 2.13 FEET TO A POINT ON NORTH WALL OF SAID PUMP HOUSE AND NORTH 07 DEGREES 19 MINUTES 06 SECONDS WEST, 143.48 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 1.153 ACRES THEREIN.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/15/2006 and recorded in Book 277 Page 674 real property records of Mills County, Texas.

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

Date: 12/02/2025

Time: 10:00 AM

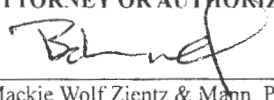
Place: Mills County, Texas at the following location: THE NORTH DOOR/PORCH OF THE MILLS COUNTY COURTHOUSE, 1011 4TH STREET, GOLDTHWAITE, MILLS COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 TED COVINGTON, provides that it secures the payment of the indebtedness in the original principal amount of \$49,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

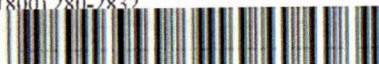
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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

For additional sale information visit: www.auction.com or (800) 280-2832


25-000450-505-1 // 240 HWY 84 E, GOLDTHWAITE, TX 7684



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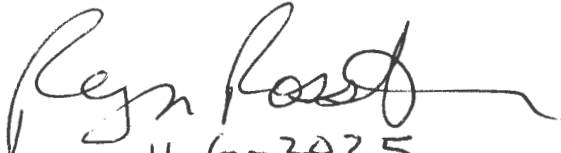
FILED FOR RECORD
At 2:54 O'Clock P M

NOV 06 2025

SONYA SCOTT County & District Clerk
Mills County, Texas
By  Deputy

Certificate of Posting

I am Reyn Rossington 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 11-6-2025 I filed this Notice of Foreclosure Sale at the office of the Mills County Clerk and caused it to be posted at the location directed by the Mills County Commissioners Court.


11-6-2025