

## 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 15.197 ACRES OF LAND, A PART OF THE ELISHA PRUITT SURVEY, ABSTRACT 254, LEE COUNTY, TEXAS, AND BEING PART OF A 75.30 ACRE TRACT CONVEYED TO ERNEST EUGENE PERKINS AND DIANNA LYNN PERKINS BY DEED RECORDED IN VOLUME 915, PAGE 300 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS; SAID 15.197 ACRE TRACT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH CAP MARKED "4428" SET IN THE COMMON LINE BETWEEN BASTROP AND LEE COUNTY, TEXAS, THE NORTHEAST LINE OF THE ENOCH HARRIS SURVEY, ABSTRACT 189, BASTROP COUNTY, TEXAS, THE SOUTHWEST LINE OF SAID PRUITT SURVEY, THE NORTHEAST LINE OF A 35.19 ACRE TRACT CONVEYED TO GLEN HOBBS BY DEED RECORDED IN VOLUME 286, PAGE 531, FOR THE SOUTH CORNER OF A 105.66 ACRE TRACT CONVEYED TO VIRGINIA ELIZABETH TURNER AND BEVERLY TURNER BY DEED RECORDED IN VOLUME 100, PAGE 430, THE WEST CORNER OF SAID 75.30 ACRE PERKINS TRACT, AND THE WEST CORNER HEREOF; SAID 5/8 INCH REBAR SET BEARS SOUTH 26 DEGREES 42 MINUTES 42 SECONDS WEST - 13.08 FEET FROM A 1/2 INCH PIPE FOUND FOR REFERENCE HEREOF;

THENCE WITH THE SOUTHEAST LINE OF SAID 105.66 ACRE TURNER TRACT, THE NORTHWEST LINE-OF SAID 75.30 ACRE PERKINS TRACT, NORTH 26 DEGREES 42 MINUTES 42 SECONDS EAST - 715.99 FEET TO A 5/8 INCH REBAR WITH CAP MARKED "4428" SET FOR THE NORTHERLY WEST CORNER OF A 60.000 ACRE TRACT 1 THIS DAY SURVEYED, AND THE NORTH CORNER HEREOF;

THENCE ACROSS SAID 75.30 ACRE PERKINS TRACT, WITH THE NORTHERLY SOUTHWEST LINE OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, SOUTH 63 DEGREES 17 MINUTES 18 SECONDS EAST - 867.68 FEET TO A 5/8 INCH REBAR WITH CAP MARKED "4428" SET FOR AN INTERIOR CORNER OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, AND THE NORTHERLY EAST CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 75.30 ACRE PERKINS TRACT, WITH THE SOUTHERLY NORTHWEST LINE OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, SOUTH 26 DEGREES 42 MINUTES 42 SECONDS WEST - 657.64 FEET TO A 5/8 INCH REBAR WITH CAP MARKED "4428" SET FOR THE SOUTHERLY WEST CORNER OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, AND AN INTERIOR CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 75.30 ACRE PERKINS TRACT, WITH THE SOUTHERLY SOUTHWEST LINE OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, SOUTH 63 DEGREES 10 MINUTES 46 SECONDS EAST AT 267.12 FEET PASS A 5/8 INCH REBAR WITH CAP MARKED "4428" SET FOR THE NORTH CORNER OF A 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, AND CONTINUING FOR A TOTAL DISTANCE OF 667.12 FEET TO A 5/8 INCH REBAR WITH CAP MARKED "4428" SET IN THE NORTHWEST LINE OF A 5.37 ACRE TRACT 1, WILLOW CREEK ESTATES SUBDIVISION, SAME AS RECORDED IN SLIDE 61-B, THE SOUTHEAST LINE OF SAID 75.30 ACRE PERKINS TRACT, FOR THE SOUTH CORNER OF SAID 60.000 ACRE TRACT 1 THIS DAY SURVEYED, THE EAST CORNER OF SAID 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, AND THE SOUTHERLY EAST CORNER HEREOF; SAID 5/8 INCH REBAR SET BEARS NORTH 26 DEGREES 44 MINUTES 53 SECONDS EAST - 29.48 FEET FROM A 1/2 INCH REBAR FOUND FOR THE WEST CORNER OF SAID 5.37 ACRE TRACT 1, WILLOW CREEK ESTATES SUBDIVISION, THE NORTH CORNER OF WILLOW CREEK DRIVE, AND REFERENCE HEREOF;

THENCE WITH THE NORTHWEST LINE OF SAID 5.37 ACRE TRACT 1, WILLOW CREEK ESTATES SUBDIVISION, THE SOUTHEAST LINE OF SAID 75.30 ACRE PERKINS TRACT, THE SOUTHEAST LINE OF SAID 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, SOUTH 26 DEGREES 44 MINUTES 53 SECONDS WEST AT 29.48 FEET PASS A 1/2 INCH REBAR FOUND FOR THE WEST CORNER OF SAID 5.37 ACRE TRACT 1, WILLOW CREEK ESTATES SUBDIVISION, THE NORTH CORNER OF SAID WILLOW CREEK DRIVE, AND CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A 60D NAIL SET WITH WASHER MARKED "4428" SET IN THE COMMON LINE BETWEEN BASTROP AND LEE COUNTY, TEXAS, THE SOUTHWEST LINE OF SAID PRUITT SURVEY, THE NORTHEAST LINE OF SAID HARRIS SURVEY, THE NORTHEAST LINE OF A 100 ACRE TRACT TWO CONVEYED TO ROYCE LYNN WEAVER BY DEED RECORDED IN VOLUME 709, PAGE 835, FOR THE SOUTH CORNER OF SAID 75.30 ACRE PERKINS TRACT, THE SOUTH CORNER OF SAID 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, THE WEST CORNER OF SAID WILLOW CREEK DRIVE, AND THE SOUTH CORNER HEREOF; SAID 60D NAIL SET BEARS NORTH 28 DEGREES 04 MINUTES 28 SECONDS EAST - 19.36 FEET FROM A 1/2 INCH REBAR FOUND IN THE NORTHEAST OCCUPATION LINE OF SAID 100 ACRE WEAVER TRACT FOR REFERENCE HEREOF;

THENCE WITH THE COMMON LINE BETWEEN BASTROP AND LEE COUNTY, TEXAS, THE SOUTHWEST LINE OF SAID PRUITT SURVEY, THE NORTHEAST LINE OF SAID HARRIS SURVEY, THE NORTHEAST LINE OF SAID 100 ACRE WEAVER TRACT, THE SOUTHWEST LINE OF SAID 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, THE NORTHEAST LINE OF SAID 35.19 ACRE HOBBS TRACT, NORTH 63 DEGREES 10 MINUTES 46 SECONDS WEST AT 217.14 FEET PASS A POINT FOR THE EAST CORNER OF SAID 35.19 ACRE HOBBS TRACT, THE NORTH CORNER OF SAID 100 ACRE WEAVER TRACT WHICH BEARS NORTH 28 DEGREES 13 MINUTES 26 SECONDS EAST - 23.44 FEET FROM A 5 INCH OLD CEDAR CORNER POST FOUND, AT 400.08 FEET PASS A 5/8 INCH REBAR WITH CAP MARKED "4428" SET FOR THE WEST CORNER OF SAID 0.551 ACRE PERMANENT EASEMENT AND RIGHT OF WAY THIS DAY SURVEYED, AND CONTINUING FOR A TOTAL DISTANCE OF 1534.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.197 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/23/2005 and recorded in Book 964 Page 500 Document 2005-01982 real property records of Lee County, Texas.

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

Date: 11/04/2025

Time: 01:00 PM

Place: Lee County, Texas at the following location: THE WEST SIDE OF 843 E. INDUSTRY (THE COUNTY CLERK'S BUILDING), S OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

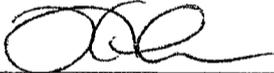
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 ERNEST EUGENE PERKINS AND DIANNA LYNN PERKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 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 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 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.** THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 obtained a Order from the 335th - Lee County District Court of Lee County on 05/20/2025 under Cause No. 18,365. 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

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Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

FILED AND RECORDED

AUG 21 2025



Sharon Blasig  
SHARON BLASIG

COUNTY CLERK, LEE COUNTY, TEXAS