

2025 OCT 23 PM 1:28

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 LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN RAINS SURVEY, ABSTRACT 767, HILL COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.00 ACRES IN THE DEED FROM JAMES DAVID ATTEBERY AND WIFE, BEVERLY DARLENE ATTEBERY TO JOSEPH MANUEL FLORES AND WIFE, LUPITS FLORES RECORDED IN VOLUME 1871, PAGE 257 IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH STEEL REBAR FOUND (CONTROL MOUNUMENT) IN HCR (HILL COUNTY ROAD) 1321 AT THE SOUTH CORNER OF SAID 5.00 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO ODDIS D. SHARP AND WIFE, GLENDA M. SHARP RECORDED IN VOLUME 1176, PAGE 140 IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 52 DEGREES 25 MINUTES 00 SECONDS WEST (DIRECTIONAL CONTROL LINE), ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID SHARP TRACT, AT 16.6 FEET PASSING A 1/2 INCH STEEL REBAR FOUND FOR REFERENCE, CONTINUING IN ALL 581.68 FEET TO A 1/2 IN CH STEEL REBAR FOUND (CONTROL MOUNUMENT) AT THE WEST CORNER OF SAID 5.00 ACRE TRACT AND THE NORTH CORNER OF SAID SHARP TRACT AND ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO RONNY CHANEY AND WIFE, TERESA CHANEY RECORDED IN VOLUME 1889, PAGE 423 IN THE OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS;

THENCE NORTH 57 DEGREES 56 MINUTES 57 SECONDS EAST, GENERALLY ALONG A FENCE AND ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID CHANEY TRACT, 414.00 FEET TO A 1/2 INCH STEEL REBAR SET AT A THE NORTH CORNER OF SAID 5.00 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO BILL TOM REED AND BETH REED RECORDED IN VOLUME 586, PAGE 330 IN THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 44 MINUTES 42 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID REED TRACT, 469.30 FEET TO A 3/8 INCH STEEL REBAR FOUND IN SAID HCR 1321 AND AT THE EAST CORNER OF SAID 5.00 ACRE TRACT AND THE SOUTH CORNER OF SAID REED TRACT;

THENCE SOUTH 40 DEGREES 56 MINUTES 15 SECONDS WEST, ALONG SAID HCR 1321 AND THE EASTERLY LINE OF SAID 5.00 ACRE TRACT, 456.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/24/2020 and recorded in Book 2064 Page 507 Document 00114736 real property records of Hill 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: 11:00 AM

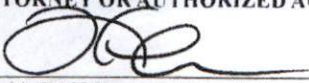
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CORTNEY ORNDORFF AND ADRIAN RAPOZ, provides that it secures the payment of the indebtedness in the original principal amount of \$169,696.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Everett Financial Inc DBA Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial Inc DBA Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman 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 10/23/25 I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

25-000078-975-2 // 751 HCR 1321, HILLSBORO, TX 76645