

2025 SEP 16 AM 8:31

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: DO DEPUTY**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: A 0.12 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING THE EAST PART OF LOT 21, BLOCK NO. 15, LOS RIOS ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 260, MAP RECORDS OF COLLIN COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED AS LOT 21B IN VOLUME 5701, PAGE 4744, DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF ANGELINA DRIVE (A 50 INCH RIGHT OF WAY) MARKING THE SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID LOT 21 (ALSO KNOWN AS LOT 21A) DESCRIBED IN A DEED TO JWKW PROPERTIES LTD IN SAID VOLUME 5701, PAGE 4744;

THENCE ALONG AND WITH SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST, 42.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER OF SAID JWKW PROPERTIES TRACT;

THENCE LEAVING SAID RIGHT OF WAY LINE, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 00 DEGREES 13 MINUTES 46 SECONDS EAST, 74.45 FEET TO A POINT OF REFERENCE FOR AN INTERIOR WALL OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS WEST, 5.55 FEET TO A POINT OF REFERENCE FOR AN EXTERIOR WALL OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 40 MINUTES 10 SECONDS EAST, 45.98 FEET (NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, 45.55 FEET, RECORD) TO A POINT OF REFERENCE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF SAID JWKW TRACT, A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF A 15 FOOT ALLEY, FROM WHICH A 1/2 INCH IRON ROD IS FOUND BEARING NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, 121.75 FEET FOR WITNESS;

THENCE ALONG AND WITH SAID RIGHT OF WAY LINE, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 89 DEGREES 24 MINUTES 50 SECONDS EAST, 8.25 FEET (NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, 8.25 FEET) TO A POINT OF REFERENCE FOR THE PC OF A CURVE:

THENCE ALONG AND WITH A CURVE TO THE RIGHT WITH THE FOLLOWING PARAMETERS:

RADIUS: 40.00 FEET

ARCH LENGTH: 63.15 FEET (62.83 FEET)

CHORD LENGTH: 56.80 FEET (56.57 FEET)

CHORD BEARING: SOUTH 44 DEGREES 35 MINUTES 39 SECONDS EAST (SOUTH 44 DEGREES 46 MINUTES 14 SECONDS EAST)

DELTA ANGLE: 90 DEGREES 27 MINUTES 36 SECONDS (89 DEGREES 59 MINUTES 58 SECONDS)

TO A 1/2 INCH IRON ROD FOUND FOR A PT;

THENCE SOUTH 00 DEGREES 27 MINUTES 54 SECONDS WEST, 80.06 FEET (SOUTH 00 DEGREES 13 MINUTES 45 SECONDS WEST, 80.00 FEET) TO A CAPPED 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID 15 FOOT ALLEY AND THE NORTHERLY RIGHT OF WAY LINE OF SAID ANGELINA DRIVE;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ANGELINA DRIVE, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 89 DEGREES 48 MINUTES 31 SECONDS WEST, 42.76 FEET (NORTH 89 DEGREES 46 MINUTES 15 SECONDS WEST, 42.70) TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/28/2023 and recorded in Document 2023000035861 real property records of Collin County, Texas.

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

Date: 10/07/2025

Time: 10:00 AM

Place: Collin County, Texas at the following location: THE FRONT STEPS OF THE COLLIN COUNTY COURTHOUSE LOCATED AT 2100 BLOOMDALE ROAD, MCKINNEY, TX 75071 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

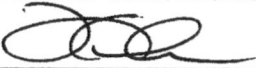
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 RAW EQUITY GROUP, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$231,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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: servicelinkauction.com/texas or (866) 539-4173

Jeff Benton

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 9/16/25 I filed this Notice of Foreclosure Sale at the office of the Collin County Clerk and caused it to be posted at the location directed by the Collin County Commissioners Court.

Unofficial