

## NOTICE OF FORECLOSURE SALE

2021 JAN 12 PM 2:21

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: SITUATED IN THE CITY OF AVINGER IN THE COUNTY OF CASS IN THE STATE OF TX

A 1.254 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES ANDERS SURVEY, ABSTRACT NO 22 CASS COUNTY, TEXAS, AND BEING ALL OF LOT 5, LOT 6, AND LOT 7, NORTH RECORDED IN VOLUME 621, PAGE 136, OF THE DEED RECORDS, CASS COUNTY, TEXAS, SAME BEING ALL THAT TRACT OF LAND CONVEYED TO HARVEY SISK AND BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, AND THE SOUTHEAST CORNER OF THE ROYCE A MATIS 0 42-ACRE TRACT SET OUT IN VOLUME 642, PAGE 298 OF SAID RECORDS,

THENCE NORTH 34 DEGREES 09 MINUTES 11 SECONDS WEST WITH THE EAST LINE OF SAID 0 42-ACRE TRACT A DISTANCE OF 150 95 FEET TO POINT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CR 1549 (40 DEGREES RIGHT OF WAY) AND A 1/2-INCH IRON ROD BEARS SOUTH 49 DEGREES 53 MINUTES 59 SECONDS WEST THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CR 1549 A DISTANCE OF 16 66 FEET,

THENCE NORTH 49 DEGREES 53 MINUTES 59 SECONDS EAST SOUTHEASTERLY RIGHT-OF-WAY LINE OF CR 1549 A DISTANCE OF 373 90 FEET TO A 1/2-INCH IRON ROD SET IN THE SOUTHWESTERLY RIGHT-OF-WAY OF CR 1585,

THENCE SOUTH 39 DEGREES 11 MINUTES 34 SECONDS EAST WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CR 1585 A DISTANCE OF 150 00 FEET TO A 1/2-INCH IRON ROD SET FOR THE MOST NORTHERLY CORNER OF THE SISK TRACT,

THENCE SOUTH 49 DEGREES 53 MINUTES 50 SECONDS WEST (BEARING BASIS) WITH THE NORTHERLY LINE OF SAID SISK TRACT A DISTANCE OF 370 50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1.254-ACRES

COMMONLY KNOWN AS 130 COUNTY ROAD 1549, AVINGER, TX 75630-1404

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/31/2013 and recorded in Document 2013004539 real property records of Cass County, Texas.

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

Date: 02/02/2021

Time: 10:00 AM

Place: Cass County, Texas at the following location: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, 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.

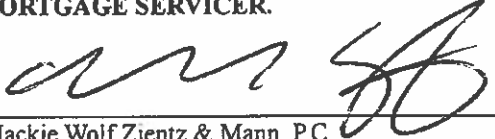
5. *Obligations Secured.* The Deed of Trust executed by BRENDA C. SISK AND HARVEY M. SISK, provides that it secures the payment of the indebtedness in the original principal amount of \$121,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* AMERICAN ADVISORS GROUP obtained a Order from the 5th District Court of Cass County on 12/03/2020 under Cause No. 20C315. 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  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

**This foreclosure sale is being conducted under the exception referenced in Governor Abbott's Executive Order GA-28(1)(a)**

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



Robert LaMout 01-12-21