

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 OF THE FOLLOWING DESCRIBED REAL PROPERTY IN HOPKINS COUNTY TEXAS, TO-WIT: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JUAN PALVEDORE SURVEY, A-732 HOPKINS COUNTY, TEXAS AND BEING 6.43 ACRE OUT OF A CALLED 36 ACRE TRACT OF LAND RECORDED IN VOLUME 217, PAGE 319, DEED RECORDS HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOR THIS SOUTHEAST CORNER, AND BEING LOCATED ON THE NORTH ROW LINE OF A COUNTY ROAD; SAID POINT BEING SOUTH 88 DEGREES 10 MINUTES 49 SECONDS EAST, 1226.25 FEET FROM THE SOUTHWEST CORNER OF SAID 36 ACRE TRACT; THENCE NORTH 88 DEGREES 10 MINUTES 49 SECONDS WEST ALONG SAID ROW LINE 450.00 FEET TO A 1/2 INCH IRON ROD FOR THIS SOUTHWEST CORNER; THENCE DUE NORTH 617.78 FEET TO A 1/2 INCH IRON ROD FOR THIS NORTHWEST CORNER; THENCE SOUTH 88 DEGREES 24 MINUTES 15 SECONDS EAST, 449.80 FEET TO A 1/2 INCH IRON ROD FOR THIS NORTHEAST CORNER; THENCE DUE SOUTH 627.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.43 ACRES OF LAND. FOR INFORMATIONAL PURPOSE ONLY: ADDRESS: 664 CR 1158BRASHEAR, TX 75420, APN#: R000019460

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/07/2015 and recorded in Book 916 Page 757 real property records of Hopkins County, Texas.

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

Date: 04/06/2021
Time: 01:00 PM
Place: Hopkins County, Texas at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE 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 DOROTHY G. SHOEMAKER, provides that it secures the payment of the indebtedness in the original principal amount of \$240,000.00, 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. 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
Vori 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)

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2021 FEB 23 AM 12:18
COUNTY CLERK

Certificate of Posting
I am Harriett Fletcher 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 2-23-21 I filed this Notice of Foreclosure Sale at the office of the Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.

Harriett Fletcher
Posted by Harriett Fletcher 02-23-21
17-000067-220-3 // 664 COUNTY ROAD 1158. BRASHEAR, TX 75420 4730028