

## 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 OF 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: SEE EXHIBIT "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/26/2014 and recorded in Document 00005653 real property records of **Navarro County, Texas**.

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

Date: 05/01/2018

Time: 11:00 AM

Place: Navarro County Courthouse, Texas, at the following location: NAVARRO CENTER, 800 N MAIN EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

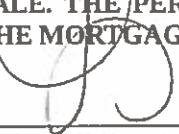
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 PRISCILLA D. WALKER, provides that it secures the payment of the indebtedness in the original principal amount of \$157,890.00, 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 13th District Court of Navarro County on 02/15/2018 under Cause No. D18-26546-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

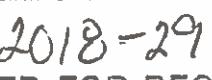
7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE HUBBARD, WES WEBB OR CARL NIENDORFF, 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  
 Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

 3-12-18  
RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON,  
ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT  
FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE  
HUBBARD, WES WEBB OR CARL NIENDORFF  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting  
I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 3-12-18 I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

  
2018-29  
FILED FOR RECORD  
AT 7:25 O'CLOCK P.M.

MAR 12 2018

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY



*Exhibit 7*  
LEGAL DESCRIPTION

**FIRST TRACT:** All that certain lot, tract or parcel of land being Lot No. Four (4) in Block No. 1027-C, of Meadow Lane Estates Revised, as shown in Vol. 5, Page 42, of the Map or Plat Records of Navarro County, Texas, and according to the Official Map of the City of Corsicana, Texas, and being the same property described in and conveyed in Deed from Kenneth G. Johnston to Larry D. Gosser and wife, Maxine Gosser, dated June 16, 1978, records in Vol. 897, Page 570, Deed Records, Navarro County, Texas.

**SECOND TRACT:** All that certain lot, tract or parcel of land, being 0.196 acres situated in the James Powell Survey, Abstract No. 638, in Corsicana, Navarro County, Texas, and being a part of tract described in Deed to Olen Rich, dated July 20, 1971, recorded in Volume 799, Page 240 of the Deed Records of Navarro County, Texas. Said 0.196 acre tract is more fully described as follows:

BEGINNING at a 1/2" rod for corner, corner is at the Northeast corner of Lot 14-A of the Rhodes Addition Replat, Addition Phase 2;

THENCE S. 60 deg. W. 215.15 feet with the North Line of Lots 14-A, 15-A, and 16-A of the Rhodes Addition, to an iron rod for corner;

THENCE N. 27 deg. 41' 46" W. 40.01 feet to a 5/8" rod for corner in the South Line of Lot 3 of the Meadow Lane Estates Addition Phase 2;

THENCE N. 61 deg. 27' E. 102.7 feet with the South Lines of Lots 3 and 4 to a stake for corner;

THENCE N. 29 deg. 24' W. 5 feet to a stake for corner;

THENCE N. 61 deg. 27' E. 110.05 feet to a 1/2" rod for corner;

THENCE S. 30 deg. 31' E. 39.58 feet to the place of beginning containing 0.196 acre of land.

FOR INFORMATIONAL PURPOSES ONLY, ALSO KNOWN AS:

APN: C0000.00.1027C.004.00.0

2601 SANDY CIRCLE, CORSICANA TX. 75110-1836