


POSTED:

4/13/21

AT 4:45 P M.

ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY  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: BEING 12,600 SQUARE FEET OF LAND SITUATED IN THE TOWN OF HEBBRONVILLE, JIM HOGG COUNTY, TEXAS, AND LYING 220 FEET NORTH OF LOT NO. 5, OF THE GRAY ADDITION, TOWN OF HEBBRONVILLE, JIM HOGG COUNTY, TEXAS, AND BEING OUT OF THE VIGGO KOHLER SUBDIVISION NORTHERN PART OF THE SIMON DE HINOJOSA (NORIECITAS) GRANT, SAID 12,600 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF WILHELMA STREET 220.0 FEET NORTH OF THE NORTHEAST CORNER OF LOT 5, BLOCK NO. 5, GRUY ADDITION, FOR THE SOUTHEAST CORNER OF THIS TRACT, THE SOUTHEAST CORNER OF BLOCK NO. 5 OF THE GRUY ADDITION TO THE TOWN OF HEBRONVILLE;

THENCE NORTH 85 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THIS PARCEL AND ALONG THE NORTH RIGHT OF WAY LINE OF WEST VIGGO AVENUE, A DISTANCE OF 90.00 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT; AND A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 03 DEGREES 54 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF THIS TRACT A DISTANCE OF 140.00 FEET FOR THE NORTHWEST CORNER TO FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 85 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF THIS TRACT AND ALONG THE SOUTH LINE OF A 20.0 FOOT ALLEY, A DISTANCE OF 90.0 FEET TO THE WEST RIGHT OF WAY OF WILHELMA STREET FOR THE NORTHWEST CORNER OF THIS TRACT, AND A FOUND 1/2" IRON ROD;

THENCE SOUTH 03 DEGREES 54 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF THIS PARCEL AND ALONG THE WEST RIGHT OF WAY LINE OF WILHELMA STREET, 140.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND, CONTAINING 12.600 SQUARE FEET, MORE OR LESS.
FOR INFORMATIONAL PURPOSES: 1004 N. WILHELMA AVENUE, HEBBRONVILLE, TX, 78361
APN: 01035-61160-00000-000000

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/08/2014 and recorded in Book 116 Page 444 Document 81723 real property records of Jim Hogg County, Texas.

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

Date: 06/01/2021

Time: 11:00 AM

Place: Jim Hogg County, Texas at the following location: WEST FRONT STEPS OF COURTHOUSE (N. SMITH AVE) (PER CHIEF DEPUTY THERE IS NOTHING FILED BY THE COMMISSIONERS COURT) 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 RENE OVIDO GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$216,000.00, 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
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

Sandra Mendoza

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 4.13.21 I filed this Notice of Foreclosure Sale at the office of the Jim Hogg County Clerk and caused it to be posted at the location directed by the Jim Hogg County Commissioners Court.