

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: LEGAL DESCRIPTION:

17.090 ACRES OF OF 125.326 ACRES IN BLOCK 9 OF THE APOLONIUS GILL SURVEY, ABSTRACT 381 IN COMANCHE COUNTY, TEXAS, DESCRIBED IN A DEED FROM ROGER GEORGE TO CHARLES D. LINDLEY, RECORDED IN VOLUME 738, PAGE 69, DEED RECORDS OF COMANCHE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE FOUND 1.2 FEET WEST OF A 6.5 INCH CORNER POST IN CONCRETE FOR THE NORTHWEST CORNER OF BLOCK 9, THE SOUTHWEST CORNER OF BLOCK 10, AND THE NORTHWEST CORNER OF THIS DESCRIBED TRACT FOR THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 71 DEGREES -03 MINUTES 16 SECONDS EAST, 1382.78 FEET WITH AN EXISTING FENCE TO 6.5 INCH STEEL CORNER POST IN THE WEST BOUNDARY OF COUNTY ROAD 462 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13 DEGREES -38 MINUTES -37 SECONDS WEST, 530.61 FEET WITH THE WEST BOUNDARY OF COUNTY ROAD 462 TO A T.5 INCH STEEL POST FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH, 71 DEGREES -03 MINUTES -16 SECONDS WEST 1435.19 FEET A SUBDIVISION LINE TO A 5/8 INCH X 18 INCHES REBAR SET IN AN EXISTING FENCE FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH 19 DEGREES -18 MINUTES -45 SECONDS EAST, 528.35 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 17.090 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/29/2010 and recorded in Book 356 Page 28 Document 2379 real property records of Comanche County, Texas.

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

Date: 12/06/2022

Time: 01:00 PM

Place: Comanche County, Texas at the following location: THE SOUTH DOOR 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.

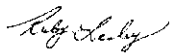
5. Obligations Secured. The Deed of Trust executed by NEAL JACKSON, provides that it secures the payment of the indebtedness in the original principal amount of \$154,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CAG NATIONAL FUND I LLC is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CAG NATIONAL FUND I LLC c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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.

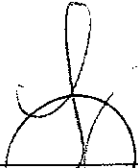
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
AT 2:35 O'CLOCK A M

OCT 28 2022


Clerk, County Court Comanche Co., Texas





Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Zori 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

Certificate of Posting

I am Eikura Ortega Smith 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 09/01/2022 I filed this Notice of Foreclosure Sale at the office of the Comanche County Clerk and caused it to be posted at the location directed by the Comanche County Commissioners Court.

