

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: TRACT 30, CONTAINING 2.63 ACRES OF LAND, MORE OR LESS, IN DAWN LAND COMPANY SECTION I, A RURAL SUBDIVISION IN THE JOHN BELDEN SURVEY, A-55, IN LEON COUNTY, TEXAS, ACCORDING TO THE SUBDIVISION PLAT OF RECORD IN ENV. 191-A, MAP RECORDS, LEON COUNTY, TEXAS, THE SAME LAND DESCRIBED IN THE DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO NICOLE E. WATERS DATED OCTOBER 19, 2009 AND RECORDED IN VOL. 1413, PAGE 394, OFFICIAL RECORDS, LEON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/15/2018 and recorded in Book 1720 Page 739 real property records of Leon County, Texas.

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

Date: 06/04/2019

Time: 12:00 PM

Place: Leon County Courthouse, Texas at the following location: THE SOUTH DOOR OF THE DISTRICT COURT BUILDING 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.

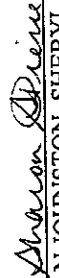
5. *Obligations Secured.* The Deed of Trust executed by WILLIAM THOMAS BARBEE II, provides that it secures the payment of the indebtedness in the original principal amount of \$106,556.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation 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 First Guaranty Mortgage Corporation 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 ALLAN JOHNSTON, SHERYL LAMONT, L. KELLER MACKIE, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT, 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 Ziebarz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, 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 North Dallas Parkway
Dallas, TX 75254



ALLAN JOHNSTON, SHERYL LAMONT, L. KELLER
MACKIE, DAVID SIMS (SHARON ST. PIERRE)
HARRIETT FLETCHER, RONNIE HUBBARD OR
ROBERT LAMONT
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 April 26, 2019 I filed this Notice of Foreclosure Sale at the office of the Leon County Clerk and caused it to be posted at the location directed by the Leon County Commissioners Court.

FILED

1:45P
APR 26 2019

CHRISTINE WAKEFIELD
CLERK COUNTY CLERK

BY 
LEON COUNTY, TEXAS
18-000164-316 // 1069 COUNTY ROAD 1463, CENTERVILLE



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