

FILED

1:43pm
APR 21 2022

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.

CHRISTIE WAKEFIELD
LEON COUNTY COURT

1. *Property to Be Sold.* The property to be sold is described as follows: THESE NOTES DESCRIBE THAT CERTAIN 0.877 ACRE IN THE W. G. LEE SURVEY, ABSTRACT 1318, LOCATED IN LEON COUNTY, TEXAS; BEING PART OF THAT "0.859 ACRE" CONTAINED IN A WARRANTY DEED DATED JANUARY, 1987 FROM GLENN EARL MILLER, AND RUTH HUTCHINS TO HARLON EUGENE HUTCHINS AND RECORDED IN VOLUME 674 PAGE 267 LEON COUNTY OFFICIAL RECORDS AND PART OF THAT "110.398 ACRES" CONTAINED IN A WARRANTY DEED DATED SEPTEMBER 5, 1989 FROM RUTH HUTCHINS TO H. E. HUTCHINS AND WIFE, MARGARET HUTCHINS AND RECORDED IN VOLUME 747 PAGE 555 LEON COUNTY OFFICIAL RECORDS; THIS 0.877 ACRE TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT 4.54 ACRES (RECORDED IN VOLUME 1119 PAGE 604 LCOR) IN THE WEST RIGHT-OF-WAY OF FM 39; FOUND A 1/2 INCH STEEL ROD AT SAME;

THENCE WITH THE NORTH LINE OF THE 4.54 ACRES, NORTH 88 DEGREES 58 MINUTES 04 SECONDS WEST A DISTANCE OF 235.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE NORTH 01 DEGREES 01 MINUTES 56 SECONDS EAST A DISTANCE 162.50 FEET TO THE NORTHEAST CORNER OF THIS TRACT; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE SOUTH 88 DEGREES 58 MINUTES 04 SECONDS EAST A DISTANCE OF 235.00 FEET TO THE INTERSECTION OF SAME LINE WITH THE WEST RIGHT-OF-WAY OF FM 39; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE WITH THE WEST RIGHT-OF-WAY OF FM 39, SAME BEING THE WEST LINE OF THAT "5.72 ACRES" (RECORDED IN VOLUME 19 PAGE 402 LEON COUNTY DEED RECORDS), PARALLEL WITH BUT 75.00 FEET FROM THE CENTERLINE OF SAME, SOUTH 01 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 162.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING, ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 0.877 ACRE OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/26/2013 and recorded in Document 00399484 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: 08/02/2022

Time: 12:00 PM

Place: Leon County, 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 MARGARET A. HUTCHINS, provides that it secures the payment of the indebtedness in the original principal amount of \$281,250.00, 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 REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o REVERSE MORTGAGE FUNDING, LLC, 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

Certificate of Posting

I am Sharon St. Pierre 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 April 21, 2022 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.

Sharon St. Pierre