

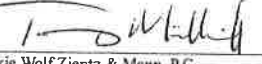
NOTICE OF FORECLOSURE SALE


FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2017 NOV 29 P 12:57  
BY \_\_\_\_\_  
DEBBIE SHIBLEY  
COUNTY CLERK

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 02/07/2015 and recorded in Book 916 Page 757 real property records of Hopkins County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 01/02/2018  
Time: 01:00 PM  
Place: Hopkins County Courthouse, Texas, at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR 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 DOROTHY G. SHOEMAKER, provides that it secures the payment of the indebtedness in the original principal amount of \$240,000.00, 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. Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 62nd District Court of Hopkins County on 11/01/2017 under Cause No. CV43431. 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 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL, 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 Mjckiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT,  
 DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE,  
 RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087  
 11-29-17

I am \_\_\_\_\_, Certificate of Posting  
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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the  
Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.



EXHIBIT A

LEGAL DESCRIPTION

File No: [REDACTED]

ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN HOPKINS COUNTY, TEXAS, TO-WIT:  
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JUAN PALVIDORE  
SURVEY, A-732 HOPKINS COUNTY, TEXAS AND BEING 6.43 ACRE OUT OF A CALLED 36 ACRE  
TRACT OF LAND RECORDED IN VOL. 217, PAGE 319, DEED RECORDS HOPKINS COUNTY, TEXAS,  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOR THIS SOUTHEAST CORNER, AND BEING LOCATED ON THE NORTH ROW LINE  
OF A COUNTY ROAD, SAID POINT BEING S 88 DEGREES 10 MINUTES 49 SECONDS E, 1226.25 FEET FROM THE  
SOUTHWEST CORNER OF SAID 36 ACRE TRACT;

THENCE N 88 DEG. 10 MIN. 49 SEC. W ALONG SAID ROW LINE 450.00 FEET TO A 1/2" IRON ROD FOR THIS  
SOUTHWEST CORNER;

THENCE DUE NORTH 617.78 FEET TO A 1/2" IRON ROD FOR THIS NORTHWEST CORNER;

THENCE S 88 DEG. 24 MIN. 15 SEC. E, 449.80 FEET TO A 1/2" IRON ROD FOR THIS NORTHEAST CORNER;

THENCE DUE SOUTH 627.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.43 ACRES OF LAND.

FOR INFORMATIONAL PURPOSE ONLY: ADDRESS: 664 CR 1158  
BRASHEAR, TX 75420, APN#: R000019460