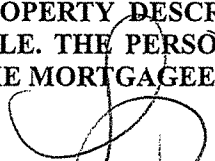


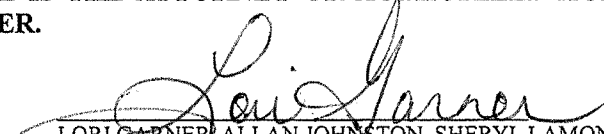
NOTICE OF FORECLOSURE SALE

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 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 07/25/2016 and recorded in Document 20162489 real property records of Limestone County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 03/05/2019
Time: 11:00 AM
Place: Limestone County Courthouse, Texas, at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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 STEVEN RINDORF AND KATHY RINDORF, provides that it secures the payment of the indebtedness in the original principal amount of \$147,352.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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 LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, 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 Zientz & 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


LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Lori Garner 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 1-10-2019 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.



EXHIBIT "A"

BEING A 13.63 ACRES TRACT OF LAND SITUATED IN THE S.A. KIMBREL SURVEY A-304, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 13.62 ACRES TRACT DESCRIBED IN THE DEED TO TAMMY LELEUX SHOCKLEY AND MARY B. MOUTON RECORDED IN VOLUME 1332, PAGE 213, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID 13.63 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON PIPE IN THE NORTH RIGHT OF WAY LINE OF STATE HWY. 164 AND THE WEST LINE OF THE M. WATSON CALLED 144 ACRES TRACT OF RECORD IN VOLUME 895, PAGE 144, LIMESTONE COUNTY DEED RECORDS, BEING EAST OF INDIAN CAMP CREEK AT THE BASE OF A 6 INCH STEEL PIPE FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID 13.62 ACRES TRACT AND THIS TRACT, FROM WHICH CORNER THE CENTERLINE OF SAID HIGHWAY BEARS 75 FEET IN A PERPENDICULAR DIRECTION;

THENCE N. 81 DEGREES 37 MINUTES 00 SECONDS W. (BASIS OF BEARING) 779.52 FEET WITH THE NORTH LINE OF SAID STATE HWY. 164 TO A FOUND BRASS DISC IN CONCRETE FOR AN ANGLE CORNER IN THE SOUTH LINE OF SAID 13.62 ACRES TRACT AND THIS TRACT, SAME BEING AN ANGLE CORNER IN THE NORTH LINE OF SAID HWY. 164, FROM WHICH CORNER THE CENTERLINE OF SAID HIGHWAY BEARS 75 FEET IN A PERPENDICULAR DIRECTION;

THENCE N. 86 DEGREES 02 MINUTES 43 SECONDS W. 200.32 FEET WITH THE NORTH LINE OF SAID HWY. 164 TO A FOUND CONCRETE MONUMENT FOR AN ANGLE CORNER IN THE SOUTH LINE OF SAID 13.62 ACRES TRACT AND THIS TRACT, SAME BEING AN ANGLE CORNER IN THE NORTH LINE OF SAID HWY. 164, FROM WHICH CORNER THE CENTERLINE OF SAID HIGHWAY BEARS 60 FEET IN A PERPENDICULAR DIRECTION;

THENCE N. 81 DEGREES 37 MINUTES 34 SECONDS W. 201.63 FEET WITH THE NORTH LINE OF SAID HWY. 164 TO A FOUND CONCRETE MONUMENT FOR AN ANGLE CORNER IN THE SOUTH LINE OF SAID 13.62 ACRES TRACT AND THIS TRACT, SAME BEING AN ANGLE CORNER IN THE NORTH LINE OF SAID HWY. 164, FROM WHICH CORNER THE CENTERLINE OF SAID HIGHWAY BEARS 60 FEET IN A PERPENDICULAR DIRECTION;

THENCE N. 77 DEGREES 23 MINUTES 20 SECONDS W. 199.71 FEET WITH THE NORTH LINE OF SAID STATE HWY. 164 TO A FOUND 1/2 INCH IRON ROD IN CONCRETE FOR AN ANGLE CORNER IN THE SOUTH LINE OF SAID 13.62 ACRES TRACT AND THIS TRACT, SAME BEING AN ANGLE CORNER IN THE NORTH LINE OF SAID HWY. 164, FROM WHICH CORNER THE CENTERLINE OF SAID HIGHWAY BEARS 75 FEET IN A PERPENDICULAR DIRECTION;

THENCE N. 81 DEGREES 36 MINUTES 31 SECONDS W. 46.20 FEET WITH THE NORTH LINE OF SAID STATE HWY. 164 TO A FOUND 1/2 INCH IRON ROD FOR A CUTBACK CORNER AT AN INTERSECTION WITH THE SOUTH LINE OF COUNTY ROAD LCR 342 FOR THE SOUTHWEST CORNER OF SAID 13.62 ACRES TRACT AND THIS TRACT;

THENCE N. 13 DEGREES 23 MINUTES 46 SECONDS E. 66.98 FEET WITH SAID CUTBACK AT THE INTERSECTION OF STATE HWY. 164 AND SAID LCR 342 TO A FOUND 3/4 INCH IRON PIPE FOR THE NORTHWEST CORNER OF SAID 13.62 ACRES TRACT AND THIS TRACT;

THENCE N. 58 DEGREES 58 MINUTES 51 SECONDS E. 1122.31 FEET WITH THE SOUTH LINE OF SAID LCR 342 AND THE NORTH LINE OF SAID 13.62 ACRES TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID MURRAY TRACT;

THENCE S. 28 DEGREES 39 MINUTES 06 SECONDS E. 969.39 FEET WITH THE EAST LINE OF SAID 13.62 ACRES TRACT AND THE WEST LINE OF SAID MURRAY TRACT, AND ALONG A PARTIAL FENCE AND FOLLOWING THE REMAINS OF A FENCE ACROSS THE MEANDERS OF INDIAN CAMP CREEK TO THE POINT OF BEGINNING, CONTAINING 13.63 ACRES.

Filed for Record in:
Limestone County

On: Jan 10, 2019 at 03:13P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Jan 10, 2019

Kerrie Cobb, County Clerk
Limestone County