



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 04/28/2015 and recorded in Document 20151605 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: 08/06/2019
Time: 11:00 AM
Place: Limestone County, 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 DON MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$163,500.00, 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. 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
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 May 23, 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.



20151605

LEGAL DESCRIPTION

File No: 08-01034667

BEING 9.493 ACRES OF LAND IN THE GEORGE GENTRY SURVEY, ABSTRACT NO. 212, IN LIMESTONE COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO DON MITCHELL BY DEED RECORDED IN VOLUME 1361, PAGE 622 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS (DRLCT), AND DESCRIBED IN A DEED TO LLOYD NORTH RECORDED IN VOLUME 528, PAGE 494 OF THE DRLCT. THIS TRACT IS DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT AN INSIDE 'EL' CORNER OF A CALLED 91.5 ACRE TRACT REFERRED TO AS 'FIRST TRACT IN A DEED TO BRADLEY F MILSTEAD, ET EL., RECORDED IN VOLUME 839, PAGE 215 OLDIE DRLCT;

THENCE S 60°00'00" W WITH THE COMMON LINE OF SAID MILSTEAD TRACT, PASSING ITS NORTHWEST CORNER AT 443.3 FEET AND CONTINUING WITH THE COMMON LINE OF A CALLED 50 ACRE TRACT CONVEYED TO KIN STEPHENSON AND MAGGIE STEPHENSON BY DEED RECORDED IN VOLUME 56, PAGE 334 OF THE DRLCT FOR A TOTAL DISTANCE OF 876.38 FEET TO 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS

THENCE N 32°08'28" W, CROSSING LCR, 707 (EL.A, MOSS ROSE ROAD) FOR A TOTAL DISTANCE OF 472.22 FEET TO A 112" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS ALONG THE NORTH LINE OF LCR 707 IN THE SOUTH LINE OF A CALLED 88 ACRE TRACT CONVEYED TO RAMONA HOBBS CRADDOCK BY DEED RECORDED IN VOLUME 870, PAGE 394 OF THE

THENCE N 60°00'00" E A DISTANCE OF 876.38 FEET WITH THE COMMON LINE OF SAID CRADDOCK TRACT TO A 112" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS;

THENCE S 32°08'28" E, CROSSING LCR 707 - PASSING A 1/2" IRON ROD SET FOR REFERENCE AT 41 FEET - AND CONTINUING FOR A TOTAL DISTANCE OF 472.22 FEET TO THE POINT OF BEGINNING,

AND BEING THE SAME PROPERTY CONVEYED TO DON MITCHELL BY DEED FROM JAMES HEATH MITCHELL, CONVEYING HIS SEPARATE PROPERTY AND ESTATE RECORDED 04/25/2011 IN DEED BOOK 1367 PAGE 622, IN THE REGISTER'S OFFICE OF LIMESTONE COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY BEING COMMONLY KNOWN AS 898 LCR 707, KOSSE, TX 76653; APN R9547.

Filed for Record in:
Limestone County

On: May 15, 2015 at 11:12A

By: Lederle Salazar

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.

May 15, 2015

Peggy Beck, County Clerk
Limestone County

Filed for Record in:
Limestone County

On: May 23, 2019 at 12:12P

By: Lederle Salazar

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.

May 23, 2019

Kerrie Cobb, County Clerk
Limestone County