

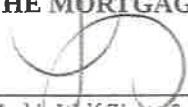
FILED  
APR 26 2018  
AMY FINCHER  
County Clerk, Court of Law  
By Angelina County, Texas

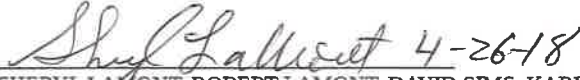
**NOTICE OF FORECLOSURE SALE**

**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 08/21/2003 and recorded in Document 00173938 real property records of Angelina County, Texas. Re-filed in Document 2015-00326815 real property records of Angelina County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 07/03/2018  
Time: 01:00 PM  
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM 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 EDWARD M. HURD AND LOIS K. HURD, provides that it secures the payment of the indebtedness in the original principal amount of \$186,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT 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 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT 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 SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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 Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

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

Certificate of Posting

I am \_\_\_\_\_ 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 Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.



EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the THOMAS QUEVEDO SURVEY A-30 and being a part or portion of a 54.8 acre tract described in a Contract of Sale from Veteran's Land Board to Arthur M. White dated February 16, 1950 and recorded in Volume 149, Page 43 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion described by metes and bounds as follows, to-wit:

BEGINNING at a 1.2 inch pipe set for S.W. corner of the above referenced 54.80 acre tract;

THENCE N 20° 39' 37" W with the West line of the 54.80 acre tract 1,064.00 feet to a ½ inch pipe set for the N.W. corner of the 54.80 acre tract;

THENCE N 70° 00' E with the North Line of the 54.80 acre tract 208.71 feet a ½ inch pipe set for corner;

THENCE S 20° 39' 37" E 1,063.57 feet to the North margin of a graded road, a ½ inch pipe set for corner;

THENCE S 69° 53' 23" W with the North margin of the graded road 208.71 feet to the point and place of beginning and containing 5.10 acres of land more or less.

AND

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the THOMAS QUEVEDO SURVEY A-39 and being a part or portion of a 54.80 acre tract described in a Contract of Sale from Veteran's Land Board to Arthur M. White dated February 16, 1950 and recorded in Volume 149, Page 43 of the Deed Records of Angelina County, Texas, to which the said part or portion described by metes and bounds as follows, to wit:

BEGINNING N 70° 00' E 208.71 feet from the N.W. corner of the above referenced 54.80 acre tract, a ½ inch pipe found for the N.E. corner of a 5.10 acre tract described in a deed from Arthur M. White et ux to Edward M. Hurd et ux dated January 2, 1976 and recorded in Volume 434, Page 116 of the Deed Records of Angelina County, Texas;

THENCE N 70° 00' E with the North line of the 54.8 acre tract 238.71 feet, a ½ inch pipe set for corner;

THENCE S 20° 39' 37" E 854.40 feet to the N.E. corner of a one (1) acre tract described in a deed from Arthur White et ux to Milton Earl Houck dated December 3, 1975 and recorded in Volume 433, Page 19 of the Deed Records of Angelina County, Texas, a ½ inch pipe found for corner;

THENCE S 69° 53' 23" W with the North line of a one (1) acre tract 208.71 feet, a ½ inch pipe found for corner in the East R.O.W. of a 30 foot Road;

THENCE N 20° 39' 37" W with the East line of a 30 foot road R.O.W. 744.80 feet, a ½ inch pipe set for corner;

THENCE S 70° 00' W 30.00 feet to the East line of the 5.10 acre tract, a ½ inch pipe set for corner;

THENCE N 20° 39' 37" W with the East line of a 5.10 acre tract 110.00 feet to the point and place of beginning and containing 4.17 acres of land, more or less.