

OCT 07 2021

AMY FINCHER
County Clerk, County Court at Law
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 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.

1. Property to Be Sold. The property to be sold is described as follows: TAX ID NUMBER(S): 0469-377-045-000-00 LAND SITUATED IN THE CITY OF LUFKIN IN THE COUNTY OF ANGELINA IN THE STATE OF TX TRACT ONE - FEE SIMPLE ESTATE:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 469 AND BEING A PART OR PORTION OF THAT CERTAIN 4-3/4 ACRE TRACT MENTIONED FOURTH AND SET ASIDE TO J. D. TARVER IN THE PARTITION DEED BY AND BETWEEN THE HEIRS OF BUCK TARVER, DATED JULY 3, 1940, AND RECORDED IN VOLUME 97, PAGE 483 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 4-3/4 ACRE TRACT AND THE WEST R.O.W. LINE OF F.M. ROAD 58, A 1/2 INCH IRON PIN SET FOR CORNER; THENCE SOUTH 0 DEGREES 55 MINUTES 52 SECONDS WEST WITH THE WEST R.O.W. LINE OF P.M. ROAD NO. 58, AT 115.64 FEET, A IRON PIN SET FOR CORNER; THENCE NORTH 80 DEGREES 00 MINUTES 08 SECONDS WEST AT 201.26 FEET, A 1/2 INCH IRON PIN SET FOR CORNER;

THENCE NORTH 9 DEGREES 07 MINUTES 00 SECONDS EAST AT 111.37 FEET, INTERSECT THE NORTH BOUNDARY LINE OF THE SAID 4-3/4 ACRE TRACT, A 1/2 INCH IRON PIN SET FOR CORNER; THENCE SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST WITH THE NORTH BOUNDARY LINE OF THE SAID 4-3/4 ACRE TRACT, AT 184.77 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.500 ACRE OF LAND, MORE OR LESS;

TRACT TWO - EASEMENT ESTATE:

TOGETHER WITH A 20 FOOT ROAD EASEMENT TO USE FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY BY FOOT OR MOTOR VEHICLES, WHICH SAID EASEMENT AND RIGHT OF WAY IS A STRIP OF LAND LYING 10 FEET ON EITHER SIDE OF A CENTERLINE, BEING A PORTION OF A 4-3/4 ACRE TRACT DESCRIBED IN VOLUME 97, PAGE 483, DEED RECORDS OF ANGELINA COUNTY, TEXAS, SAID CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 0 DEGREES 55 MINUTES 52 SECONDS WEST WITH THE WEST R.O.W. LINE OF F.M. ROAD NO. 58, AT 125.64 FEET;

THENCE NORTH 80 DEGREES 00 MINUTES 08 SECONDS WEST AT 201.26 FEET, BEING A ROAD EASEMENT 20 FEET IN WIDTH ALONG THE SOUTH BOUNDARY LINE OF THE .5 OF AN ACRE.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 3404 SOUTH CHESTNUT ST , LUFKIN, TX 75901

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/14/2016 and recorded in Document 2016-00337964 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: 12/07/2021

Time: 01:00 PM

Place: Angelina County, 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 CAROL GARTMAN AND SHARON KAY MOORE, provides that it secures the payment of the indebtedness in the original principal amount of \$82,500.00, 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 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 Sheryl La Mont 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 October 07, 2021 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.


Sheryl La Mont