

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

Date: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 23, 2017 and recorded in Document CLERK'S FILE NO. 2017-005551 real property records of VAN ZANDT County, Texas, with DANIEL C DAVIS AND HEATHER M DAVIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL C DAVIS AND HEATHER M DAVIS, securing the payment of the indebtednesses in the original principal amount of \$196,128.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST GUARANTY MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD. SUITE 100
IRVINE, CA 92618

Randy Daniel for

RANDY DANIEL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED FOR RECORD

JAN 14 2019

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP



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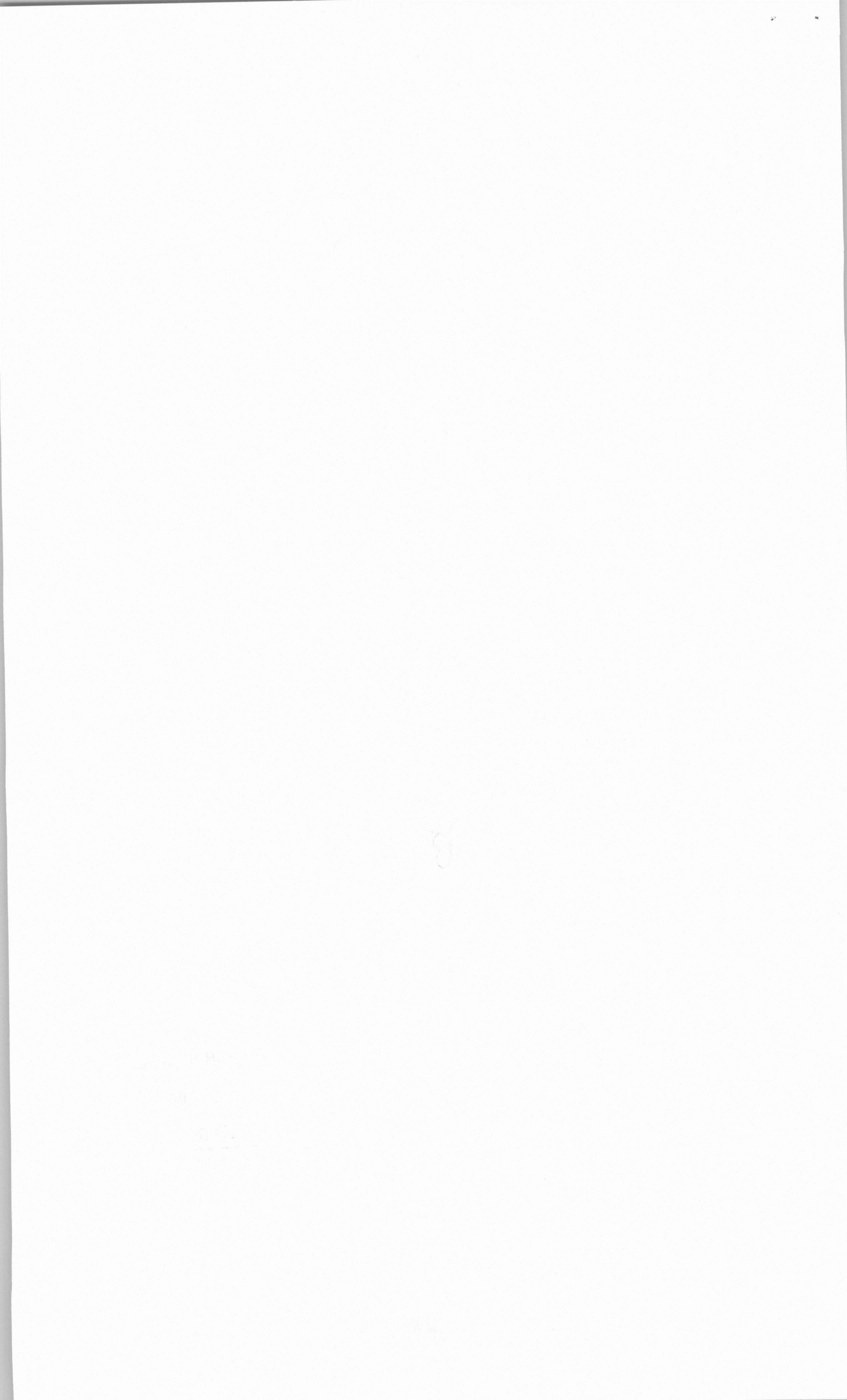


EXHIBIT "A"

BEING A 0.52 ACRE TRACT OF LAND SITUATED IN THE JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, VAN ZANDT COUNTY, TEXAS, BEING ALL OF LOT 2 & PART OF LOT 3 OF THE FOLDED HILLS ADDITION AS SHOWN ON GLIDE 29B OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING THE SAME LAND AS DESCRIBED TO EAST TEXAS MENTAL HEALTH, INC. RECORDED IN VOLUME 993, PAGE 952 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 0.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD (FOUND) FOR THE NORTH CORNER OF THIS 0.52 ACRE TRACT OF LAND. SAID CORNER ALSO BEING THE NORTH CORNER OF LOT 2, BEING THE EAST CORNER OF LOT 1, AND BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF SHORT STREET;

THENCE: SOUTH 52 DEG. 15 MIN. 13 SEC. EAST, ALONG THE NORTHEAST LINE OF LOT 2, ALONG THE NORTHEAST LINE OF LOT 3, AND ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SHORT STREET, A DISTANCE OF 152.11 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE EAST CORNER OF THIS 0.52 ACRE TRACT OF LAND;

THENCE: SOUTH 42 DEG. 38 MIN. 17 SEC. WEST, OVER AND ACROSS LOT 3, A DISTANCE OF 150.52 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE SOUTH CORNER OF THIS 0.52 ACRE TRACT OF LAND. SAID CORNER ALSO BEING ON THE SOUTHWEST LINE OF LOT 3 AND BEING ON THE NORTHEAST LINE OF A CALLED 8.30 ACRES (TRACT 1) TO HENRY LEWIS RECORDED IN VOLUME 1461, PAGE 684 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: NORTH 52 DEG. 10 MIN. 51 SEC. WEST, ALONG THE SOUTHWEST LINE OF LOT 3, ALONG THE SOUTHWEST LINE OF LOT 2, AND ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED 8.30 ACRES (TRACT 1), A DISTANCE OF 150.42 FEET TO A 3/8 INCH IRON ROD (FOUND) FOR THE WEST CORNER OF THIS 0.52 ACRE TRACT OF LAND. SAID CORNER ALSO BEING THE WEST CORNER OF LOT 2 AND BEING THE SOUTH CORNER OF LOT 1;

THENCE: NORTH 42 DEG. 00 MIN. 09 SEC. EAST, ALONG THE NORTHWEST LINE OF LOT 2 AND ALONG THE SOUTHEAST LINE OF LOT 1, A DISTANCE OF 150.20 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING A 0.52 ACRE TRACT OF LAND, MORE OR LESS.



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