

FILED FOR RECORD

2019 MAY -9 AM 11:53

NOTICE OF FORECLOSURE SALE

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

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 03/14/2016 and recorded in Document 2016-002604 real property records of Van Zandt County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 07/02/2019

Time: 10:00 AM

Place: Van Zandt County, Texas, at the following location: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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.

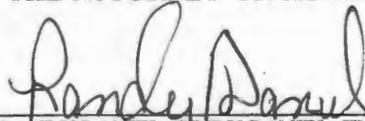
5. **Obligations Secured.** The Deed of Trust executed by BARBARA GALLOWAY, provides that it secures the payment of the indebtedness in the original principal amount of \$138,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions 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 RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF, 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
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Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT, MICHAEL
W. ZIENTZ, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R000001731, 014.2730.0004.0001.0100

Land Situated in the County of Van Zandt in the State of TX

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being a part of the James Douthit Survey, A-198, and being a part of Lot No. one (1) in Block No. Four (4) of the Town and Country Addition to the City of Canton, Texas, according to the plat of said addition recorded under file No. 3560 on August 11, 1965, in the Map and Plat Records of Van Zandt County, Texas, described as follows:

Beginning at the most Westerly corner of said Lot No. One (1) in Block No. Four (4) in said Town and Country Addition at the point of intersection of two streets in said addition, same being the East boundary line of Sides Circle and the South boundary line of Forrest Drive;

Thence in a Northeasterly direction with and along the Northwest boundary line of said Lot No. One (1) in Block No. Four (4) a distance of 137 feet to a stake for corner;

Thence in a Southeasterly direction, parallel to the East boundary line of Sides Circle and the Southwest boundary line of said lot No. One (1) 110 feet to stake in the Southeast Boundary Line of said Lot No. One (1);

Thence in a Southwesterly direction with and along the Southeast boundary line of said Lot No. One (1) a distance of 137 feet to the most Southerly corner of said Lot No. One (1) in the East boundary line of Sides Circle;

Thence in a Northwesterly direction with and along the Southwest boundary line of said Lot No. One (1) a distance of 110 feet to the place of beginning.

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: 660 Sides Circle, Canton, TX 75103-3204