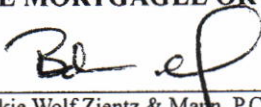



NOTICE OF FORECLOSURE SALE

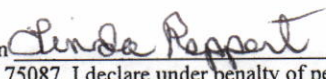
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 11/11/2013 and recorded in Document 2459 real property records of Comanche County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 01/07/2020
Time: 01:00 PM
Place: Comanche County, Texas, at the following location: THE SOUTH DOOR OF THE 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 JOE B. LAMAN, JR. AND MARY FRANCES LAMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$330,000.00, 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. Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 220th - COMANCHE CO District Court of Comanche County on 11/05/2019 under Cause No. CV12719. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. 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 LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS, 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


LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER
OR STEPHEN RAWLINGS
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 11-21-2019 I filed this Notice of Foreclosure Sale at the office of the Comanche County Clerk and caused it to be posted at the location directed by the Comanche County Commissioners Court.

FILED
AT 12:45 O'CLOCK P M

NOV 21 2019


Clerk, County Court Comanche Co. Texas



Exhibit "A"

LEGAL DESCRIPTION:

Being 3.00 acres of land, situated in Comanche County, Texas, out of the C. J. COX SURVEY, ABSTRACT NUMBER 1250, and being part of a 65.5 acre Tract Two, that is described in a deed from Howard Drennan and Annie R. Drennan, to Joe B. Laman, Jr. and Mary Frances Laman, recorded in Volume 827 at Page 111, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a 1/4 inch iron rod set, in the South Right of Way line of State Highway 36, from which the Southeast corner of 65.5 acre Tract Two bears, S 03° 48' 03" E 1754.09 feet, for the Northeast corner of this tract;

TRENCHE, S 02° 30' 26" E 98.52 feet, to a 1/4 inch iron rod set, for the Southeast corner of this tract

TRENCHE, S 89° 59' 18" W 257.82 feet, to a 1/4 inch iron rod set, for a corner of this tract;

TRENCHE, S 02° 44' 52" W 165.29 feet, to a 1/4 inch iron rod set, for a corner of this tract;

TRENCHE, S 89° 59' 18" W 175.41 feet, to a 1/4 inch iron rod set, for the Southwest corner of this tract;

TRENCHE, N 00° 00' 19" W 528.39 feet, to a 1/4 inch iron rod set in the South Right of Way line of State Highway 36, for the Northwest corner of this tract;

TRENCHE, S 58° 46' 58" E 510.85 feet, with the South Right of Way line of State Highway 36, to the point of beginning and containing 3.00 acres of land.

APN: 4189

AT 11 O'CLOCK AM
FEDERAL RECORD

NOV 21 2019

Comanche County Courthouse, Comanche, Texas

FILED 21st DAY OF November, 2013, AT 11:15 O'CLOCK A .M.

RECORDED 22nd DAY OF November, 2013, AT 9:00 O'CLOCK A .M.

RUBY LESLEY, COMANCHE COUNTY CLERK

VERIFIED BY: Aurora Cofe DEPUTY

VOL. 385 PAGE 15

FILED
AT 11 O'CLOCK AM
NOV 21 2019

Ruby Lesley
Clerk, County Court Comanche Co