

COPY

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2019 AUG 29 PM 3:30

NOTICE OF FORECLOSURE SALE

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
[Signature]

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 08/08/2014 and recorded in Document 2014-49110 real property records of Hardin County, Texas.

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

Date: 11/05/2019

Time: 10:00 AM

Place: Hardin County, Texas, at the following location: THE COMMISSIONER'S COURT ROOM AREA 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 ELMER E. MCCLUSKY AND BETTY J. MCCLUSKY, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, 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 MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, TIFFANY BEGGS OR RON HARMON, 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.

[Signature]
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

[Signature]
MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON,
TIFFANY BEGGS OR RON HARMON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Margie Allen Certificate of Posting
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 8-29-19 I filed this Notice of Foreclosure Sale at the office of the
Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.



Escrow File No.: T-14-189616-PD

EXHIBIT "A"

Being a 6.225 acre tract of land out of and a part of a 16 acre tract out of and a part of Southwestern Settlement & Development Co. Farm Subdivision No. 1 out of the Henry McGill League, Abstract 38, Said 16 acres is more fully described in Volume 227, Page 405, of the Deed Records of Hardin County, Texas.

BEGINNING at the Southeast corner of said 16 acres on west edge of an oil top road, and North edge of an oil top road.

THENCE N 07° 26' 40" E along and with the west edge of said oil top road 46.85 feet an iron pipe for corner.

THENCE N 85° 28' 09" W 206.31 feet an iron stake for corner in north-south fence line.

THENCE N 08° 21' 11" E along and with fence line 495.38 feet an iron pipe on south edge of graded road.

THENCE N 55° 02' 38" W along and with south edge of said graded road 94.95 feet an iron rod for corner.

THENCE West 332.08 feet an iron rod for corner in north- south fence line.

THENCE S 08° 47' 24" W along and with said fence line 636.63 feet an iron pipe for corner in south line of said 16 acres and north edge of said oil top road.

THENCE N 88° 01' 35" E along and with north edge of said oil top road 635.19 feet to the **PLACE OF BEGINNING**, containing 6.225 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.