

FILED FOR RECORD

2022 APR 28 PM 4:49

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.

NOTARY PUBLIC
STATE OF TEXAS
Betty Jo Ansin

1. Property to Be Sold. The property to be sold is described as follows: BEING A 0.33 ACRE TRACT OF LAND IN A PART OF THE ELI CHANCE SURVEY, ABSTRACT 160, AND ALSO BEING OUT A TRACT DESCRIBED IN VOLUME 587, PAGE 150 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS MARSHALL LANE AND ALSO BEING THE SOUTHEAST CORNER OF A 0.34 ACRE TRACT RECORDED IN VOLUME 851, PAGE 62 OF SAID DEED RECORDS;

THENCE, SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.34 ACRE TRACT RECORDED ON VOLUME 851, PAGE 62 FOR A DISTANCE OF 146.13 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A 5.623 ACRE TRACT RECORDED IN VOLUME 587, PAGE 52 OF SAID DEED RECORDS;

THENCE, SOUTH 02 DEGREES 39 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID 5.623 ACRE TRACT FOR A DISTANCE OF 99.97 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AND ALSO BEING THE NORTHWEST CORNER OF A 0.34 ACRE TRACT RECORDED IN VOLUME 712, PAGE 350 OF SAID DEED RECORDS;

THENCE, NORTH 89 DEGREES 48 MINUTES 10 SECONDS EAST, (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID 0.34 ACRE TRACT RECORDED IN VOLUME 712, PAGE 350 FOR A DISTANCE OF 146.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID MARSHALL LANE;

THENCE, NORTH 02 DEGREES 39 MINUTES 31 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARSHALL LANE FOR A DISTANCE OF 99.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/03/2006 and recorded in Book 1556 Page 265 Document 2006-3759 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: 06/07/2022

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 WILLIAM ERIC CHAPMAN AND SARAH CHAPMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$103,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2019-GS7 is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2019-GS7 c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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

Margie Allen
Sub. Trustee

I am Margie Allen whose address is c/o AYT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 4-28-22 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.