

FILED FOR RECORD

2022 SEP 29 PM 1:45

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.

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Connie Becton

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 152 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: 11/01/2022

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.



Karla Balli

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
✓ Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

I am *Margie Allen* whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 9-29-22 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.

Notice of Substitute Trustee's Sale

2022 SEP 29 PM 1:45

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

HARDIN COUNTY CLERK
BY: *[Signature]*

Deed of Trust Date: September 23, 2011	Original Mortgagor/Grantor: CAROLYN TURNER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR URBAN FINANCIAL GROUP INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1
Recorded in: Volume: N/A Page: N/A Instrument No: 2011-23282	Property County: HARDIN
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 101 West Louis Henna Blvd, Austin, TX 78728

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$259,500.00, executed by CAROLYN TURNER and payable to the order of Lender.

Property Address/Mailing Address: 1669 US HIGHWAY 96 N, SILSBEE, TX 77656

Legal Description of Property to be Sold: 0.424 ACRE TRACT BEING A 0.424 ACRE TRACT OF LAND, MORE OR LESS, IN THE ELIJAH HUNTER LEAGUE, ABSTRACT NUMBER 29 IN HARDIN COUNTY, TEXAS AND BEING OUT OF THAT 7 ACRE TRACT CONVEYED FROM ROSCOE TURNER TO EARNEST ADAMS, ET UX IN DEED DATED JULY 9, 1947 AND RECORDED IN VOLUME 188, PAGE 41 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND SAID 0.424 BEING THAT SAME TRACT OF LAND CONVEYED FROM EARNEST ADAMS AND MARY ADAMS TO HENRY WILLIAMS AND HELEN WILLIAMS IN DEED DATED MARCH 18, 1964 AND RECORDED IN VOLUME 476, PAGE 215 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, WITH SAID 0.424 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS TRACT, BEING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID 7 ACRE TRACT WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 96, SAME BEING THE NORTHEAST CORNER OF THAT 6.05 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 631, PAGE 547 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND SAID CORNER BEING LOCATED NORTH 29°43'00" EAST A DISTANCE OF 19.26 FEET FROM A CONCRETE RIGHT OF WAY MARKER FOUND FOR AN ANGLE POINT IN THE WEST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 96;
THENCE NORTH 29°43'00" EAST WITH THE EAST LINE OF THIS TRACT AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 96 A DISTANCE OF 335.26 FEET (DEED CALL) TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE REMAINDER OF THE L.C. ADAMS 1.0 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 426, PAGE 114 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;
THENCE SOUTH 89°43'00" WEST WITH NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID REMAINDER OF SAID 1 .0 ACRE TRACT A DISTANCE OF 127.37 FEET (DEED CALL) TO A 1/2 INCH



IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT;
 THENCE SOUTH 07°36'40" WEST WITH THE WEST LINE OF THIS TRACT A DISTANCE OF 293.12 FEET (NO BEARING OR DISTANCE CALL IN DEED) TO THE PLACE OF BEGINNING. 0.424 ACRE TRACT BEING A 0.424 ACRE TRACT OF LAND, MORE OR LESS, IN THE ELIJAH HUNTER LEAGUE, ABSTRACT NUMBER 29 IN HARDIN COUNTY, TEXAS AND BEING OUT OF THAT 7 ACRE TRACT CONVEYED FROM ROSCOE TURNER TO EARNEST ADAMS, ET UX IN DEED DATED JULY 9, 1947 AND RECORDED IN VOLUME 188, PAGE 41 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND SAID 0.424 BEING THAT SAME TRACT OF LAND CONVEYED FROM EARNEST ADAMS AND MARY ADAMS TO HENRY WILLIAMS AND HELEN WILLIAMS IN DEED DATED MARCH 18, 1964 AND RECORDED IN VOLUME 476, PAGE 215 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, WITH SAID 0.424 ACRE TRACT BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS TRACT, BEING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID 7 ACRE TRACT WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 96, SAME BEING THE NORTHEAST CORNER OF THAT 6.05 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 631, PAGE 547 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND SAID CORNER BEING LOCATED NORTH 29°43'00" EAST A DISTANCE OF 19.26 FEET FROM A CONCRETE RIGHT OF WAY MARKER FOUND FOR AN ANGLE POINT IN THE WEST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 96;
 THENCE NORTH 29°43'00" EAST WITH THE EAST LINE OF THIS TRACT AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 96 A DISTANCE OF 335.26 FEET (DEED CALL) TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE REMAINDER OF THE L.C. ADAMS 1.0 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 426, PAGE 114 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;
 THENCE SOUTH 89°43'00" WEST WITH NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID REMAINDER OF SAID 1.0 ACRE TRACT A DISTANCE OF 127.37 FEET (DEED CALL) TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT;
 THENCE SOUTH 07°36'40" WEST WITH THE WEST LINE OF THIS TRACT A DISTANCE OF 293.12 FEET (NO BEARING OR DISTANCE CALL IN DEED) TO THE PLACE OF BEGINNING.

Date of Sale: November 01, 2022	Earliest time Sale will begin: 10:00 AM
--	--

Place of sale of Property: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

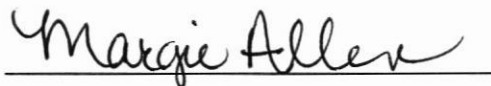
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1*, the owner and holder of the Note, has requested Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or Stephanie Hernandez 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or Stephanie Hernandez 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or Stephanie Hernandez 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or
Stephanie Hernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112