

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.

1. *Property to Be Sold.* The property to be sold is described as follows: A TRACT OF LAND BEING ALL OF TRACT 9P, WOLFE PECANLANDS INC., DEVELOPMENT 30, AN ADDITION TO COMANCHE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 169, PLAT RECORDS, COMANCHE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH REBAR ROD FOUND (CONTROL MONUMENT), FOR THE SOUTHEAST CORNER OF SAID TRACT 9P, BEING THE NORTHEAST CORNER OF TRACT 8P, THE NORTHWEST CORNER OF TRACT 13P, AND THE SOUTHWEST CORNER OF TRACT 12P, OF SAID WOLFE PECANLANDS INC.;

THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST (BASE BEARING PER GPS OBSERVATION), 779.60 FEET ALONG THE COMMON LINE BETWEEN TRACT 9P, AND SAID TRACT 8P, TO A 1/2 INCH CAPPED "1983" REBAR ROD RECOVERED (CONTROL MONUMENT), FOR THE SOUTHWEST CORNER OF TRACT SAID WOLFE PECANLANDS INC.;

THENCE NORTH 00 DEGREES 14 MINUTES 46 SECONDS WEST, 276.50 FEET ALONG THE COMMON LINE BETWEEN TRACT 9P, AND SAID TRACT 7P, TO A 1/2 INCH CAPPED "1983" REBAR ROD RECOVERED;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST, 779.45 FEET THROUGH TRACT 9P, TO A 1/2 INCH CAPPED "1983" REBAR ROD RECOVERED, IN THE COMMON LINE BETWEEN TRACT 9P, AND SAID TRACT 12P;

THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST, 276.50 FEET ALONG THE COMMON LINE BETWEEN TRACT 9P, AND TRACT 12P, TO THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES OF LAND. ADDRESS: 1543 COUNTY ROAD 416 COMANCHE, TX 76442-5650.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/22/2013 and recorded in Book 384 Page 136 real property records of Comanche County, Texas. Re-filed in Book 1015 Page 267 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: 05/04/2021
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 HAROLD MAY AND CHARLENE MAY, provides that it secures the payment of the indebtedness in the original principal amount of \$397,500.00, 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 11/17/2020 under Cause No. CV13820. 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 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.

20-000073-210-1 // 1543 COUNTY ROAD 416, COMANCHE, TX 76442

FILED
AT _____ O'CLOCK _____ M

MAR 26 2021


Clerk, County Court Comanche Co., Texas



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Mori 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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1250,
Houston, TX 77056. I declare under penalty of perjury that on _____ 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.