

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: TRACT OF LAND LOCATED IN OUTLOT 13 IN THE I AND G.N.RR. COMPANY SURVEY NO. 56, ABSTRACT NO. 284, IN THE TOWNSITE OF ROCK ISLAND, COLORADO COUNTY, TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE WEST LINE OF MAIN STREET FOR THE SOUTHEAST CORNER OF OUTLOT NO. 13, THE NORTHEAST CORNER OF OUTLOT NO. 14 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT;

THENCE WEST ALONG THE SOUTH LINE OF OUTLOT NO. 13 (ALSO THE NORTH LINE OF OUTLOT NO. 14) A DISTANCE OF 640.56 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT;

THENCE NORTH A DISTANCE OF 419.44 FEET TO A 1/2 INCH IRON ROD SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT;

THENCE WEST A DISTANCE OF 163.63 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT;

THENCE NORTH A DISTANCE OF 340.56 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF SAID OUTLOT NO. 13 (ALSO THE SOUTH LINE OF OUTLOT NO. 12) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT NO. 13 A DISTANCE OF 190.46 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT AND ALSO THE NORTHWEST CORNER OF A 2.366 ACRE TRACT THIS DAY SURVEYED OUT OF THE SAID 12,455 ACRE TRACT;

THENCE SOUTH ALONG THE WEST LINE OF THE SAID 2.366 ACRE TRACT A DISTANCE OF 144.40 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE SAID 2.366 ACRE TRACT;

THENCE, EAST ALONG THE SOUTH LINE OF THE SAID 2.366 ACRE TRACT A DISTANCE OF 713.73 FEET TO A 1/2 INCH IRON ROD SET IN THE SAID WEST LINE OF MAIN STREET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED 10.089 ACRE TRACT AND ALSO THE SOUTHEAST CORNER OF THE SAID 2.366 ACRE TRACT;

THENCE SOUTH ALONG THE SAID WEST LINE OF MAIN STREET A DISTANCE OF 615.60 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.89 ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/22/2016 and recorded in Document 4598 real property records of Colorado 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: 12:00 PM

Place: Colorado County, Texas at the following location: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

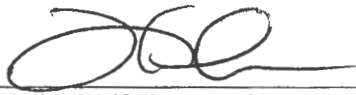
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 SIDNEY MAPES, provides that it secures the payment of the indebtedness in the original principal amount of \$72,540.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and DOVENMUEHLE MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o DOVENMUEHLE MORTGAGE, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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.



Megun Randle

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

Certificate of Posting

I am Megun Randle 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 05/16/22 I filed this Notice of Foreclosure Sale at the office of the Colorado County Clerk and caused it to be posted at the location directed by the Colorado County Commissioners Court.

FILED FOR RECORD
COLORADO COUNTY, TX
2022 MAY -6 PM 12:59
KIMBERLY MENKE
COUNTY CLERK