

FILED
HOUSTON COUNTY
COUNTY CLERK

2021 JAN 21 PM 2:08

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: LAND SITUATED IN THE COUNTY OF HOUSTON IN THE STATE OF TX

0.241 ACRE OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT HOUSTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN A DEED TO JULIA ROBERTA JACOBSEN, RECORDED IN DOC. NO. 0101735 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY AND ALSO BEING OUT OF AND A PART OF LOTS 11 AND 12 OF THE PINECREST ADDITION, RECORDED IN VOL. 1, PAGE 62, OF THE HOUSTON COUNTY PLAT RECORDS, WHICH 0.241 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN THE SOUTH EAST LINE OF EASY STREET, FOUND 1/2 INCH IRON ROD FOR THE NORTH CORNER OF THIS LOT AND BEING THE NORTH, NORTH WEST CORNER OF THE NOW OR FORMERLY DAVID L. AND BARBARA N. DEAN CALLED 0.59 ACRE TRACT, RECORDED IN DOC. NO. 0701205 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE SOUTH 27 DEGREES 46 MINUTES 50 SECONDS EAST, 125.00 FEET TO FOUND CHAIN LINK CORNER POST;

THENCE SOUTH 13 DEGREES 24 MINUTES 38 SECONDS EAST, 9.51 FEET TO A CHAIN LINK FENCE CORNER POST FOR CORNER;

THENCE SOUTH 58 DEGREES 42 MINUTES 42 SECONDS WEST, 73.88 FEET TO A 5/8 INCH IRON ROD (BENT) AT CHAIN LINK FENCE POST FOR REFERENCE CORNER NORTH 44 DEGREES 41 MINUTES 27 SECONDS EAST, 0.76 FEET, SAME BEING A WEST CORNER OF THE SAID 0.59 ACRE TRACT,

THENCE NORTH 29 DEGREES 23 MINUTES 50 SECONDS WEST, 84.80 FEET TO CORNER IN CONCRETE DRIVE;

THENCE NORTH 30 DEGREES 04 MINUTES 55 SECONDS WEST, 50.19 FEET TO A MARKED "X" IN CONCRETE DRIVE FOR CORNER, SAME BEING IN THE SOUTH EAST LINE OF SAID EASY STREET;

THENCE NORTH 59 DEGREES 30 MINUTES 24 SECONDS EAST, 80.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.241 ACRE OF LAND MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/26/2017 and recorded in Document 1700370 real property records of Houston County, Texas.

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

Date: 03/02/2021

Time: 01:00 PM

Place: Houston County, Texas at the following location: AT THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

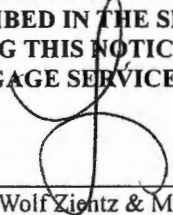
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 JULIA ROBERTA JACOBSEN, provides that it secures the payment of the indebtedness in the original principal amount of \$123,000.00, 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 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
Vori 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

This foreclosure sale is being conducted under the exception referenced in Governor Abbott's Executive Order GA-28(1)(a)

Certificate of Posting
I am Sharon St. Pierre 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 January 21, 2021 I filed this Notice of Foreclosure Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners Court.
