

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 1 BEING 4.558 ACRES OF LAND SITUATED IN THE RUSSELL MOORE SURVEY, ABSTRACT 1241, HOUSTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4.556 ACRE TRACT CONVEYED TO ROYE LEYLON BLACKMON, JR., ET UX AS RECORDED IN INSTRUMENT NO. 0102396 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS. SAID 4.558 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (BENT) IN THE NORTHWEST LINE OF COUNTY ROAD NO. 1125 FOR THE EAST CORNER OF SAID CALLED 4.558 ACRE TRACT AND THE MOST SOUTHERLY SOUTH CORNER OF THAT CERTAIN CALLED 10.000 ACRE TRACT CONVEYED TO CHARLES L. EMERSON, ET UX AS RECORDED IN INSTRUMENT NO. 1504446 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 35 MINUTES 37 SECONDS WEST WITH THE SOUTHEAST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE NORTHWEST LINE OF SAID COUNTY ROAD NO. 1125 A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID CALLED 4.556 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN CALLED 22.136 ACRE TRACT DESCRIBED AS "TRACT 1" IN A DEED TO FLOYD HERBERTH BLACKMON, ET UX AS RECORDED IN INSTRUMENT NO. 0102395 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE NORTH 27 DEGREES 36 MINUTES 03 SECONDS WEST WITH THE SOUTHWEST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE NORTHEAST LINE OF SAID CALLED 22.136 ACRE TRACT A DISTANCE OF 705.03 FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID CALLED 4.556 ACRE TRACT AND THE NORTH CORNER OF SAID CALLED 22.136 ACRE TRACT, SAME BEING IN THE MOST WESTERLY SOUTHEAST LINE OF SAID CALLED 10.000 ACRE TRACT;

THENCE NORTH 69 DEGREES 20 MINUTES 32 SECONDS EAST WITH THE MOST NORTHERLY NORTHWEST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE MOST WESTERLY SOUTHEAST LINE OF SAID CALLED 10.000 ACRE TRACT A DISTANCE OF 198.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTH CORNER OF SAID CALLED 4.556 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN CALLED 0.557 ACRE TACT CONVEYED TO ROYE L. BLACKMON, ET UX AS RECORDED IN INSTRUMENT NO. 066800 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE SOUTH 27 DEGREES 44 MINUTES 12 SECONDS EAST WITH THE MOST NORTHERLY NORTHEAST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE SOUTHWEST LINE OF SAID CALLED 0.557 ACRE TRACT A DISTANCE OF 184.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID CALLED 4.556 ACRE TRACT AND THE SOUTH CORNER OF SAID CALLED 0.557 ACRE TRACT;

THENCE NORTH 69 DEGREES 17 MINUTES 24 SECONDS EAST WITH THE MOST EASTERLY NORTHWEST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE SOUTHEAST LINE OF SAID CALLED 0.557 ACRE TRACT A DISTANCE OF 132.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY NORTH CORNER OF SAID CALLED 4.556 ACRE TRACT AND THE EAST CORNER OF SAID CALLED 0.557 ACRE TRACT, SAME BEING IN THE MOST SOUTHERLY SOUTHWEST LINE OF SAID CALLED 10.000 ACRE TRACT;

THENCE SOUTH 27 DEGREES 40 MINUTES 54 SECONDS WITH THE MOST SOUTHERLY NORTHEAST LINE OF SAID CALLED 4.556 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST LINE OF SAID CALLED 10.000 ACRE TRACT A DISTANCE OF 464.06 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 4.558 ACRES OF LAND.

TRACT 2

BEING 0.557 ACRES OF LAND SITUATED IN THE RUSSELL MOORE SURVEY, ABSTRACT 1241, HOUSTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.557 ACRE TRACT CONVEYED TO ROYE L. BLACKMON, ET UX AS RECORDED IN INSTRUMENT NO. 066800 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS. SAID 0.557 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE WEST COMER OF SAID CELLED 0.557 ACRE TRACT AND THE MOST NORTHERLY NORTH CORNER OF THAT CERTAIN CALLED 4.556 ACRE TRACT CONVEYED TO ROYE LEYLON



BLACKMON, JR.,
ET UX AS RECORDED IN INSTRUMENT NO. 0102396 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY,
TEXAS, SAME
BEING IN THE MOST WESTERLY SOUTHEAST LINE OF THAT CERTAIN CALLED 10.000 ACRE TRACT
CONVEYED TO CHARLES
L. EMERSON, ET UX AS RECORDED IN INSTRUMENT NO. 1504446 OF THE OFFICIAL RECORDS OF HOUSTON
COUNTY,
TEXAS.

THENCE NORTH 69 DEGREES 19 MINUTES 26 SECONDS EAST WITH THE NORTHWEST LINE OF SAID CALLED
0.557 ACRE TRACT AND THE MOST WESTERLY SOUTHEAST LINE OF SAID CALLED 10,000 ACRE TRACT A
DISTANCE OF 132.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID CALLED 0.557
ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID CALLED
10.000 ACRE TACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR ANOTHER INTERIOR ELL CORNER OF
SAID CALLED
10.000 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN CALLED 2.37 ACRE TRACT CONVEYED TO
TROY
BLACKMON, ET UX AS RECORDED IN VOLUME 1071, PAGE 338 OF THE OFFICIAL RECORDS OF HOUSTON
COUNTY, TEXAS
BEARS N 69 DEGREES 27 MINUTES 14 SECONDS E-30.24 FEET;

THENCE SOUTH 27 DEGREES 45 MINUTES 13 SECONDS EAST WITH THE NORTHEAST LINE OF SAID CALLED
0.557 ACRE TRACT AND THE MOST SOUTHERLY SDUTHWEST LINE OF SAID CALLED 10.000 ACRE TRACT E
DISTANCE OF 184.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID CALLED 0.557
ACRE TRACT AND THE MOST EASTERLY NORTH CORNER OF SAID
CALLED 4.556 ACRE TRACT;

THENCE SOUTH 69 DEGREES 17 MINUTES 24 SECONDS WEST WITH THE SOUTHEAST LINE OF SAID CALLED
0.557 ACRE TRACT AND THE MOST EASTERLY NORTHWEST LINE OF SAID CALLED 4.556 ACRE TRACT A
DISTANCE OF 132.21 FEET TO A 1/2 INCH IRON ROD
FOUND FOR THE SOUTH CORNER OF SAID CALLED 0.557 ACRE TRACT AND AN INTERIOR ELL CORNER OF
SAID CALLED
4.556 ACRE TRACT;

THENCE NORTH 27 DEGREES 44 MINUTES 12 SECONDS WEST WITH THE SOUTHWEST LINE OF SAID CALLED
0.557 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST LINE OF SAID CALLED 4.556 ACRE TRACT A
DISTANCE OF 184.94 FEET BACK TO THE PLACE OF
BEGINNING AND CONTAINING 0.557 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/24/2017 and recorded in Document 1701798 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: 09/06/2022

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 GREGORY P. TYLER AND PAMELA D. TYLER, provides that it secures the payment of the indebtedness in the original principal amount of \$264,077.00, 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 National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT 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 National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT 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

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 March 29, 2022 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.

Sharon Pierre