

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: BEING A 2 ACRE TRACT OF LAND OUT OF THE NORTHEAST CORNER OF SECTION NO. 37, IN BLOCK NO. 31, T-5-N, T&P RY. CO. SURVEY, BORDEN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 37 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF SAID SECTION 37, A DISTANCE OF 47.2 VRS TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION, PARALLEL WITH THE NORTH LINE OF SAID SECTION 37, A DISTANCE OF 237.6 VRS TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHERLY DIRECTION, PARALLEL WITH THE EAST BOUNDARY LINE OF SECTION 37, A DISTANCE OF 47.2 VRS TO A POINT IN THE NORTH BOUNDARY LINE OF SAID SECTION 37 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 37, A DISTANCE OF 237.6 VRS TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES OF LAND, MORE OR LESS.

THE ABOVE PROPERTY ALSO BEING DESCRIBED AS ALL OF THE NORTH 2 ACRES OF THAT CERTAIN 5 ACRE TRACT DESCRIBED IN WARRANTY DEED DATED FEBRUARY 26, 1965 FROM SADIE SMITH COX TO NORMAN D. SNEED AND WIFE, BONNIE SNEED, RECORDED IN VOLUME 116, PAGE 215, DEED RECORDS, BORDEN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/13/2006 and recorded in Book 094 Page 681 Document 060595 real property records of Borden County, Texas.

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

Date: 01/05/2021

Time: 10:00 AM

Place: Borden County, Texas at the following location: THE DISTRICT COURTROOM IN THE COURTHOUSE IN GAIL 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 NORMAN D. SNEED AND GLADYS SNEED, provides that it secures the payment of the indebtedness in the original principal amount of \$151,650.00, 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 2016-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 2016-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. Order to Foreclose. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT obtained a Order from the US District Court for the Northern District of Texas, Lubbock Division on 08/26/2020 under Cause No. 5:19-cv-00229-M-BQ. 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.

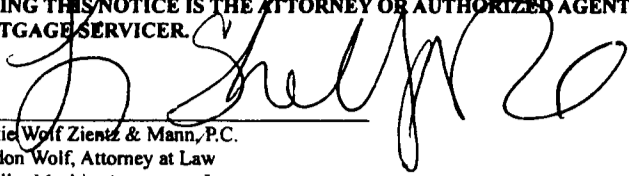


17-000142-316-4 // 300 WILLOW VALLEY ROAD, GAIL, TX 79738

4727964

POSTED AT THE COURTHOUSE DOOR
this the 19 day of November
20 20, at 2:48 P.M.
Jana Underwood, County/District Clerk
Borden County, Texas
By Frank Buchanan, Deputy

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

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 Shelley Ad whose address is c/o AXT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11-19-2020 I filed this Notice of Foreclosure Sale at the office of the Borden County Clerk and caused it to be posted at the location directed by the Borden County Commissioners Court.

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POSTED AT THE COURTHOUSE DOOR
on this the 19 day of November
2020 at 2:48 P.M.
Jana Underwood, County/District Clerk
Borden County, Texas
By Donell Buchanan, Deputy