

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: LOTS ELEVEN (11) AND TWELVE (12), BLOCK EIGHTEEN (18), DUGGAN ANNEX, AN ADDITION TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION OF SAID ADDITION SHOWN IN VOLUME 24, PAGE 38. DEED RECORDS LAMB COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO GARY JOHNSON AND WIFE, TERESA JOHNSON BY DEED FROM RUSSELL WAYNE RAY, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF LOUISE RUSSELL HOOPLE, DECEASED; SHERRIE LINN (RAY); AND TOMMY RALPH RAY RECORDED 10/01/1993 IN VOLUME 445 PAGE 372, IN THE REGISTER'S OFFICE OF LAMB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/03/2015 and recorded in Document 2015-00001589 real property records of Lamb County, Texas.

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

Date: 10/01/2019
Time: 10:00 AM
Place: Lamb County, Texas at the following location: THE STEPS AT THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB 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 GARY JOHNSON AND TERESA JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$119,250.00, 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 RONALD BYRD, JOSE A. BAZALDUA OR ANTONIO BAZALDUA. 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, Gientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, 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 North Dallas Parkway
Dallas, TX 75254

Ronald Byrd
RONALD BYRD, JOSE A. BAZALDUA OR ANTONIO BAZALDUA
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Ronald Byrd
Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1401 Ridge Rd., Suite 220, Littlefield, TX 75087. I declare under penalty of perjury that on 7-30-19 I filed this Notice of Foreclosure Sale at the office of the Lamb County Clerk and caused it to be posted at the location directed by the Lamb County Commissioners Court.

FILED FOR RECORD
2019 JUL 30 AM 9:32
TOMMY RALPH RAY
COUNTY CLERK LAMB CO. TX

60337

