

21-601FC

FILED FOR PUBLIC RECORDS
SHELBY COUNTY, TEXAS

2021 JAN -7 P

JENNIFER L. FULTON
COUNTY CLERK

BY _____

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 0.1078 OF AN ACRE OF LAND LOCATED IN THE CITY OF CENTER AND SITUATED IN THE WESLEY HILL SURVEY, ABSTRACT 279, SHELBY COUNTY, TEXAS, BEING PART OF BLOCK 12 OF THE BLOUNT ADDITION TO THE CITY OF CENTER (AN UNRECORDED SUBDIVISION) AND BEING THE SAME CALLED 0.106 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM JERRY C. LEWIS AND WIFE, BRANDY LEWIS, TO KURT DENNEY, DATED JUNE 27, 2008, AND RECORDED UNDER DOCUMENT NO. 2008006398, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID 0.1078 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN A CONCRETE DRIVEWAY FOR THE NORTHWEST CORNER OF SAID CALLED 0.106 OF AN ACRE TRACT AT THE INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF THOMAS STREET, FORMERLY ELM STREET (BASED ON 40-FOOT WIDTH) WITH THE SOUTH MARGIN OF BAKER STREET FORMERLY FIFTH STREET (CALLED 40-FOOT RIGHT-OF-WAY) AS SHOWN ON THE MAP OF THE CITY OF CENTER;

THENCE SOUTH 69 DEGREES 45 MINUTES 32 SECONDS EAST, WITH NORTH LINE OF SAID CALLED 0.106 OF AN ACRE TRACT (CALLED SOUTH 69 DEGREES 05 MINUTES 15 SECONDS EAST) AND WITH SAID SOUTH MARGIN OF BAKER STREET, A DISTANCE OF 58.24 FEET (CALLED 57.72 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 0.106 OF AN ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 0.1925 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM THOMAS WAYNE WINDHAM AND LINDA KAY CORBELL TO EBENZIE RANDLE AND WIFE, MARGIE RANDLE, DATED DECEMBER 17, 2002, AND RECORDED IN VOLUME 953, PAGE 10, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.1925 OF AN ACRE TRACT BEARS SOUTH 69 DEGREES 45 MINUTES 32 SECONDS EAST 93.79 FEET;

THENCE SOUTH 26 DEGREES 20 MINUTES 35 SECONDS WEST, WITH THE EAST LINE OF SAID CALLED 0.106 OF AN ACRE (CALLED SOUTH 27 DEGREES 05 MINUTES 40 SECONDS WEST) AND WITH THE WEST LINE OF SAID CALLED 0.1925 OF AN ACRE TRACT, A DISTANCE OF 78.57 FEET (CALLED 78.44 FEET) TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0.106 OF AN ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 0.1925 OF AN ACRE TRACT, AND BEING IN THE NORTH LINE OF A CALLED 0.5262 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM CHRIS CAMPBELL AND WIFE, MISTY CAMPBELL, TO RAYMOND GLENN CAMPBELL AND WIFE, VERNA INEZ CAMPBELL, DATED DECEMBER 15, 2008, AND RECORDED UNDER DOCUMENT NO. 2008013292, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, AND BEING NORTH 62 DEGREES 23 MINUTES 39 SECONDS WEST, 104.60 FEET FROM A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0.1925 OF AN ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 0.5262 OF AN ACRE TRACT;

THENCE NORTH 62 DEGREES 23 MINUTES 39 SECONDS WEST, WITH THE SOUTH LINE OF SAID CALLED 0.106 OF AN ACRE TRACT (CALLED NORTH 61 DEGREES 38 MINUTES 14 SECONDS WEST), AND WITH SAID NORTH LINE OF THE CALLED 0.5262 OF AN ACRE TRACT, A DISTANCE OF 68.07 FEET (CALLED 65.29 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.106 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID CALLED 0.5262 OF AN ACRE TRACT AND BEING IN SAID EASTERLY RIGHT-OF-WAY LINE OF THOMAS STREET AND NORTH 34 DEGREES 29 MINUTES 08 SECONDS EAST, 140.04 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.5262 OF AN ACRE TRACT.

THENCE NORTH 34 DEGREES 29 MINUTES 08 SECONDS EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE OF THOMAS STREET AND THE WEST LINE OF THE CALLED 0.106 ACRE TRACT (CALLED NORTH 34 DEGREES 15 MINUTES 01 SECONDS EAST), A DISTANCE OF 71.60 FEET (CALLED 71.31 FEET) TO POINT OF BEGINNING AND CONTAINING 0.1078 OF AN ACRE OF LAND WITHIN THESE CALLS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/16/2019 and recorded in Document 2019003429 real property records of Shelby County, Texas.

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

Date: 02/02/2021

Time: 01:00 PM



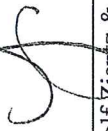
Place: Shelby County, Texas at the following location: THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the 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 GARRETT CHANCE, provides that it secures the payment of the indebtedness in the original principal amount of \$82,848.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation 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 First Guaranty Mortgage Corporation 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
Lorri 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)**

I am _____ Certificate of Posting
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 _____ I filed this Notice of Foreclosure Sale at the office
of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.


Posted by Sheryl LaMont 01-07-2021