

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 0.50 ACRES OF LAND LOCATED APPROXIMATELY 2.5 MILES SOUTH OF THE TOWN OF SAN AUGUSTINE, TEXAS, ON THE SANTIAGO CONICHI SURVEY, ABSTRACT NO 9, AND BEING A PART OF A 10.0000 ACRE TRACT OF LAND CONVEYED BY DORIS GRAY AND ETHEL GARRISON TO G.D. INVESTMENTS BY DEED RECORDED IN VOLUME 304, PAGE 130, OF THE DEED RECORDS OF SAN AUGUSTINE COUNTY, TEXAS, AND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER-LINE OF A COUNTY ROAD FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 10.0000 ACRE TRACT, A 3/8 INCH IRON ROD SET FOR A WITNESS CORNER BEARS NORTH 3 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 40.00 FEET, AN 8 INCHES ELM MARKED X BEARS SOUTH 38 DEGREES EAST A DISTANCE OF 10.3 FEET FROM SET ROD;

THENCE WITH THE MEANDERS OF THE ROAD AND ALONG THE SOUTH LINE OF THE SAID 10.0000 ACRE TRACT FOR THE NEXT 4 CALLS:

- 1) NORTH 36 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 24.48 FEET TO A POINT,
- 2) NORTH 63 DEGREES 32 MINUTES 43 SECONDS WEST A DISTANCE OF 22.48 FEET TO A POINT,
- 3) NORTH 72 DEGREES 52 MINUTES 47 SECONDS WEST A DISTANCE OF 331.18 FEET TO A POINT,
- 4) NORTH 78 DEGREES 18 MINUTES 08 SECONDS WEST A DISTANCE OF 33.59 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE 0.50 ACRES BEING DESCRIBED HEREIN, A 3/8 INCH IRON ROD SET FOR A WITNESS CORNER BEARS NORTH 3 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 20.00 FEET FROM SAID POINT;

THENCE NORTH 3 DEGREES 21 MINUTES 44 SECONDS EAST INTO THE SAID 10.0000 ACRE TRACT FOR A DISTANCE OF 206.13 FEET TO A 3/8 INCH IRON ROD FOR THE NORTHWEST CORNER OF THE 10.0000 ACRES BEING DESCRIBED, A 10 INCHES WHITE OAK MARKED X BEARS NORTH 31 DEGREES EAST A DISTANCE OF 10.9 FEET FROM SAID ROD;

THENCE SOUTH 86 DEGREES 38 MINUTES 16 SECONDS EAST ACROSS THE SAID 10.0000 ACRE TRACT TO A DISTANCE OF 100.00 FEET TO A 3/8 INCH IRON ROD SET IN THE EAST LINE OF THE SAID 10.0000 ACRE TRACT AND IN THE WEST LINE OF A 10.00 ACRE TRACT CONVEYED BY EDDIE ANGELO TO MIKE HAGLER AND WIFE KIM HAGLER, BY CONTRACT OF SALE AND PURCHASE BY DEED RECORDED IN VOLUME 297, PAGE 210, OF SAID DEED RECORDS, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF BOTH SAID 10 ACRE TRACTS BEARS NORTH 3 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 742.69 FEET;

THENCE SOUTH 3 DEGREES 21 MINUTES 44 SECONDS WEST WITH THE COMMON LINE OF THE TWO 10 ACRE TRACT FOR A DISTANCE OF 245.93 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 0.50 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/17/2021 and recorded in Book 434 Page 30 Document 00071192 real property records of San Augustine County, Texas.

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

Date: 08/06/2024

Time: 01:00 PM

Place: San Augustine County, Texas at the following location: THE STRIPLING PAVILION ON THE COURTHOUSE SQUARE IN SAN AUGUSTINE, 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 LESTER RAY LEWIS JR AND PORSHA SHANTAVIOUS KIEL, provides that it secures the payment of the indebtedness in the original principal amount of \$23,800.00, 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, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

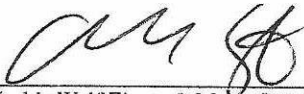
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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.

FILED FOR RECORD
July 16, 2024
AT 2:25 O'CLOCK P M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY Rhonda Perry
DEPUTY

Posted



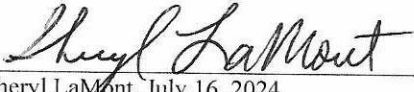


Mackie Wolf Zientz & Mann, P.C.
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Dallas, TX 75254

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

Certificate of Posting

I am Sheryl LaMont 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 July 16, 2024 I filed this Notice of Foreclosure Sale at the office of the San Augustine County Clerk and caused it to be posted at the location directed by the San Augustine County Commissioners Court.



Sheryl LaMont, July 16, 2024