

APR 10 2018

County Clerk, Coryell Co., Texas

14

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 OF 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: SEE EXHIBIT A
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/19/2005 and recorded in Document 187625 real property records of Coryell County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 05/01/2018
Time: 10:00 AM
Place: Coryell County Courthouse, Texas, at the following location: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE 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 JACK I. NABORS AND SHARON K. NABORS, provides that it secures the payment of the indebtedness in the original principal amount of \$235,500.00, 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. 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 TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF, 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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]
TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.

EXHIBIT "A"

Being 5.38 acres of the Richard W. Wade Survey, Abst. No. 1064 in Coryell County, Texas, and being the same tract of land described in a deed from Jack I. Nabors to Jack I. Nabors; et ux, recorded as Doc. No. 153637 of the Official Public Records of Coryell County, Texas; said 5.38 acres being more particularly described as follows:

BEGINNING at a 3/8 inch iron pin found at a fence corner on the east line of County Road 153 for the northwest corner hereof and the southwest corner of a 90.23 acre tract of land described in a deed to Jeffery S. Curtiss; et al, recorded as Doc. No. 172316 of said official public records;

THENCE with the south line of said 90.23 acre tract and along the general course of a fence as follows;

South 70° 58' 40" East, 330.05 feet to a 3/8 inch iron pin found at a fence corner;

South 77° 39' 40" East, 233.08 feet to a 1/2 inch iron pin found at a fence corner;

North 88° 35' 50" East, 180.89 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said 90.23 acre tract, being on the west line of a 28.51 acre tract of land described in a deed to Harold W. Self, as recorded in Vol. 401, Page 607 of said official public records;

THENCE with the west line of said 28.51 acre tract and along the general course of a fence as follows;

South 17° 47' 20" West, 119.22 feet to a 3/8 inch iron pin found at a fence corner;

North 70° 27' 10" West, 174.90 feet to a 3/8 inch iron pin found at a fence corner;

South 18° 59' 30" West, 162.47 feet to a 3/8 inch iron pin found at a fence corner;

North 78° 15' 30" West, 58.21 feet to a 3/8 inch iron pin found at a fence corner;

South 18° 00' 30" West, 253.61 feet to a 1/2 inch iron pin set at a fence corner on the north right of way line of F.M. Hwy. 183 for the southwest corner of said 28.51 acre tract;

THENCE North 70° 57' 25" West, with the north right of way line of said F.M. Hwy. 183, 414.08 feet to a 3/8 inch iron pin found at a fence corner for the southeast corner of a tract of land described in a deed to Connie Wood, recorded as Doc. No. 153941 of said official public records;

THENCE North 17° 33' 00" East, with the east line of said Wood tract and along the general course of a fence, 236.46 feet to a 3/8 inch iron pin found at a fence corner for the northeast corner of said Wood tract;

THENCE North 71° 30' 30" West, with the north line of said Wood tract and along the general course of a fence, 82.47 feet to a 3/8 inch iron pin found at a fence corner on the east line of said County Road 153 for the occupied northwest corner of said Wood tract;

THENCE North 18° 17' 30" East, with the east line of said County Road 153; 215.06 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 12, 2005, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson
County Clerk, Coryell Co., Texas

187625

Filed For Record
AT 2:50 O'CLOCK PM

OCT 04 2005

Barbara Simpson
County Clerk, Coryell Co., Texas

642