

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: ALL OF THE FOLLOWING DESCRIBED PROPERTY IN BROWN COUNTY, TEXAS, TO-WIT:
FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 5.059 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE P.B. MARTIN SURVEY NO. 133, ABSTRACT NO. 1348, BROWN COUNTY, TEXAS, SAID LAND BEING FORMERLY DESCRIBED AS A CALLED 5.064 ACRE TRACT AS CONVEYED IN A DEED TO DAVID STONEBERG RECORDED IN VOLUME 1720, PAGE 588, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, THIS SURVEY OF SAID 5.059 ACRES BEING MADE FOR DAVID STONEBERG BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MOUNUMENT FOUND IN THE WEST LINE OF U.S. HIGHWAY 183 FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT. SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 123.747 ACRE TRACT AS CONVEYED IN A DEED TO LARRY DEAN JOHANSEN AND KIMBRA LYNN JOHANSEN RECORDED IN DOCUMENT NO. 1803645. REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS AND BEING LOCATED N 90 DEGREES 00 MINUTES 00 SECONDS W. 897.90 FEET FROM THE SOUTHEAST CORNER OF THE P.B. MARTIN SURVEY.

THENCE S 89 DEGREES 23 MINUTES 16 SECONDS W. 444.52 FEET; WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT; SAME BEING THE NORTH LINE OF LARRY DEAN JOHANSEN AND KIMBRA LYNN JOHANSEN CALLED 123.747 ACRE TRACT TO A 600 NAIL SET AT THE BASE OF A 2 INCH METAL FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT. SAID POINT ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 55.00 ACRE TRACT AS CONVEYED IN A DEED TO BILLY G. WADDLE, JR RECORDED IN VOLUME 1500, PAGE 671, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS.
THENCE N 11 DEGREES 27 MINUTES 08 SECONDS E. 502.71 FEET, WITH THE WEST LINE OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.059 ACRE TRACT; SAME BEING THE EAST LINE OF BILLY G. WADDLE, JR. CALLED 55.00 ACRE TRACT O A 4 IN WOOD FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT. SAID POINT ALSO BEING AN INTERIOR CORNER OF BILLY G. WADDLE JR. CALLED 55.00 ACRE TRACT.

THENCE N 89 DEGREES 33 MINUTES 49 SECONDS E. 452.91 FEET; WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT; SAME BEING THE SOUTH LINE OF BILLY G. WADDLE, JR. CALLED 55.00 ACRE TRACT, TO A 60D NAIL FOUND AT THE BASE OF A 4 INCH WOOD FENCE CORNER LOCATED IN THE WEST LINE OF U.S. HIGHWAY 183, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF BILLY G. WADDLE, JR. CALLED 55.00 ACRE TRACT.
THENCE S 12 DEGREES 25 MINUTES 10 SECONDS W. 503.17 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT AND DAVID STONEBERG CALLED 5.064 ACRE TRACT; SAME BEING THE WEST LINE OF U.S. HIGHWAY 183, TO THE PLACE OF BEGINNING AND CONTAINING 5.059 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/03/2018 and recorded in Document 1806980 real property records of Brown County, Texas.

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

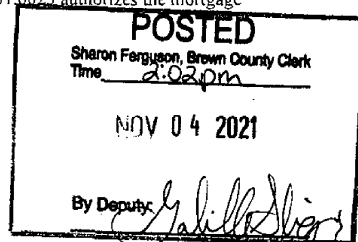
Date: 01/04/2022

Time: 10:00 AM

Place: Brown County, Texas at the following location: ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

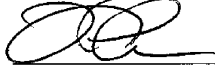
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 DAVID STONEBERG, provides that it secures the payment of the indebtedness in the original principal amount of \$249,600.00, 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 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

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

I am *Sharon Ferguson* 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 *November 4, 2021* filed this Notice of Foreclosure Sale at the office
of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

