

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 5.06 ACRES OF LAND IN SECTION 11, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS, KNOWN AS LOT 15, SHADY CREEK ESTATES, SECTION II, JONES COUNTY, TEXAS, AND BEING A PART OF A 156.176 ACRE TRACT OF LAND THAT KATHERINE BRADY, ET AL, DEEDED TO PAUL WASHBURN AND IRA DUCK, JR., BY DEED DATED AUGUST 22, 1972, AND RECORDED IN VOLUME 577, PAGE 452, DEED RECORDS, JONES COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF LOT 14 AND ON THE NORTH LINE OF SHADY CREEK ROAD. SAID POINT IS LOCATED 2318.8 FEET NORTH 35 DEGREES 24 MINUTES WEST OF THE SOUTHEAST CORNER OF SAID SECTION II.

THENCE NORTH 0 DEGREES 07 MINUTES WEST 760.2 FEET TO AN IRON STAKE LOCATED AT THE NORTHEAST CORNER OF SAID LOT 15 AND THE NORTHWEST CORNER OF SAID LOT 14.

THENCE NORTH 89 DEGREES 45 MINUTES WEST 290.0 FEET ALONG A FENCE LINE TO AN IRON STAKE LOCATED AT THE NORTHWEST CORNER OF SAID LOT 15 AND THE NORTHEAST CORNER OF SAID LOT 16.

THENCE SOUTH 0 DEGREES 07 MINUTES WEST 761.3 FEET TO AN IRON STAKE LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 15 AND THE SOUTHEAST CORNER OF LOT 16.

THENCE SOUTH 89 DEGREES 58 MINUTES EAST 290.00 FEET ALONG THE NORTH LINE OF SHADY CREEK ROAD TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/31/2018 and recorded in Document 181995 real property records of Jones County, Texas.

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

Date: 04/05/2022

Time: 01:00 PM

Place: Jones County, Texas at the following location: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) 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 DANIEL LEE MADISON AND DAVI J COOK, provides that it secures the payment of the indebtedness in the original principal amount of \$177,132.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Rushmore Loan Management Services LLC 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 Rushmore Loan Management Services LLC 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.

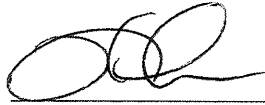
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

POSTED NOTICE

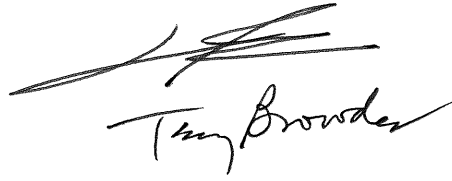
DATE 2/7/22 TIME 9:52 AM

LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Ornel Rozano



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



Certificate of Posting

I am _____ 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 Jones County Clerk and caused it to be posted at the location directed by the Jones County Commissioners Court.