

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 LOT SIX (6), SEVEN (7), AND EIGHT (8), BLOCK SEVENTY-SIX (76), ORIGINAL TOWNSITE OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY TEXAS; AND BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED NOVEMBER 28TH, 1994, RECORDED IN VOLUME 48, PAGE 625, OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 204 WEST GALLEGO AVENUE ALPINE, TX 79830; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE M, VILLANUEVA, SUBJECT TO THE LIFE ESTATE INTEREST OF ANGIE MARTINEZ BY DEED FROM ANGIE MARTINEZ RECORDED 11/12/2020 IN DEED BOOK 394 PAGE 616, IN THE REGISTER'S OFFICE OF BREWSTER COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/25/2021 and recorded in Book 0405 Page 0561 Document 112955 real property records of Brewster County, Texas.

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

Date: 06/06/2023

Time: 01:00 PM

Place: Brewster County, Texas at the following location: THE EAST DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

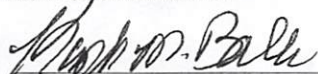
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 ANGELITA S. MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$262,500.00, 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. **Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 394th District Court of Brewster County on 03/13/2023 under Cause No. CVB22157. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

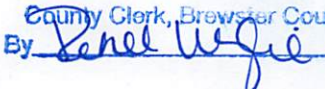
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

At 10:37 FILED
Date 5-4-23 o'clock A M

SARAH VASQUEZ
County Clerk, Brewster County, TX
By  Deputy



Certificate of Posting

I am Shelley Paul whose address is 5-4-85 c/o AVT Title Services, I.I.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 5-4-85 I filed this Notice of Foreclosure Sale at the office of the Brewster County Clerk and caused it to be posted at the location directed by the Brewster County Commissioners Court.