

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: ALL OF LOTS NOS. 1 THRU 21, AND ALL OF LOTS 27 THRU 43, INCLUSIVE, OF BLOCK 1, AND ALL LOTS 1 THRU 14 AND ALL OF LOTS 32 THRU 45, INCLUSIVE, IN BLOCK 2, OF THE BOGAN SUBDIVISION OF BLOCK D OF THE CHRISTIAN ADDITION AND ALL OF BLOCK E OF THE CHRISTIAN ADDITION OF THE TOWN OF MCLEAN, GRAY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLATS RECORDED IN GAY COUNTY DEED RECORDS, EXCEPT A ONE-ACRE TRACT OUT OF THE SOUTHWEST CORNER OF SAID BLOCK E; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/28/1995 and recorded in Document 127460 real property records of Gray County, Texas. Re-filed in Document 127857 real property records of Gray County, Texas.

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

Date: 09/03/2019

Time: 10:00 AM


Place: Gray County, Texas, at the following location: SOUTH ENTRANCE TO THE COURTHOUSE. FAIR WEATHER, OUTSIDE THE BUILDING-INCLEMMENT WEATHER, INSIDE THE BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

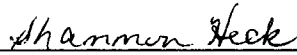
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 DOLLIE LEE BUCKHAULTS AND TEXAS DON BUCKHAULTS, provides that it secures the payment of the indebtedness in the original principal amount of \$62,150.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. GSMPS Mortgage Loan Trust 2005-RP2, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is GSMPS Mortgage Loan Trust 2005-RP2, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 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 RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ OR CHARLES GREEN, 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
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL,
RAMIRO CUEVAS, KRISTIE ALVAREZ OR CHARLES GREEN
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 Gray County Clerk and caused it to be posted at the location directed by the Gray County Commissioners Court.



THREE TRACTS OR PARCELS OF LAND BEING PARTS OF PLATTED GRAHAM AVENUE AND PARTS OF ALLEYWAYS IN BLOCKS NOS. 1 & 2, BOGAN SUBDIVISION AND PART OF GRAHAM AVENUE OUT OF BLOCK E, CHRISTIAN ADDITION OF THE TOWN OF MCLEAN, GRAY COUNTY, TEXAS, ACCORDING TO THE MAPS OR PLATS RECORDED IN GRAY COUNTY DEED RECORDS, AND DESCRIBED AS FOLLOWS;

GRAHAM AVENUE FROM THE WEST LINE OF COBB STREET, 446.6 FEET X 75 FEET TO THE WEST LINE OF ALLEY IN SAID BLOCK 2, BOGAN SUBDIVISION; AND

PART OF ALLEY FROM THE SOUTH LINE OF SAID GRAHAM AVENUE 350 FEET X 20 FEET TO THE SOUTH LINES OF LOTS 14 AND 32, BLOCK 2, BOGAN SUBDIVISION, AND

PART OF ALLEY FROM THE WEST LINE OF COBB STREET, 224.4 FEET X 20 FEET TO THE EAST LINE OF BOGAN DRIVE, BLOCK 1, SAID BOGAN SUBDIVISION.

Exhibit "A" was inadvertently omitted from the original recording.

B 127857

2200

THE STATE OF TEXAS
COUNTY OF GRAY
I hereby certify that this instrument was filed for record on the date and at the time stamped hereon by me, and was duly recorded as stamped hereon in the Official Public Records of Real Estate of Gray County, Texas.

FILED FOR RECORD

1995 AUG -7 PM 3: 37

Gray Co. Title

WANDA CARTER, COUNTY CLERK
GRAY COUNTY, TEXAS
BY *Donna Daugherty* DEPUTY
VOL 693 PAGE 54



WANDA CARTER, County Clerk
Gray County Texas
Donna Daugherty Deputy
DONNA DAUGHERTY

WARRANTY DEED w/Vendor's Lien

HWAG 9/25/93
FAB\ARMPUR\5