

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 2.0 ACRES OF LAND, MORE OR LESS, OUT OF THE J. A. DEPENA SURVEY, ABSTRACT NO. 43 MILAM COUNTY, TEXAS, AND BEING THAT SAME 2.0 ACRES CONVEYED TO DEDRA LELANE GLOVER F/K/A DEDRA LELANE BILBREY AS RECORDED IN VOLUME 692, PAGE 80 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS TO-WIT:

BEGINNING AT AN IRON ROD SET AT A FENCE CORNER POST IN THE WEST BOUNDARY OF COUNTY ROAD 111 FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEKITA O. HOBSON AS RECORDED IN VOLUME 2511, PAGE 17 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 19 DEGREES 14 MINUTES 58 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD 111 THE EAST BOUNDARY OF THIS TRACT AT 126.14 FEET FOUND AN IRON PIPE AT A FENCE CORNER POST FOR NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO E. W. J. SVETLIK AS RECORDED IN VOLUME 451, PAGE 603 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 71 DEGREES 12 MINUTES 05 SECONDS WEST ALONG A FENCE LINE FOR THE NORTH BOUNDARY OF SAID SVETLIK TRACT, THE SOUTH BOUNDARY OF THIS TRACT AT 692.41 FEET FOUND AN IRON PIPE FOR A SOUTHERLY EXTERIOR CORNER OF SAID HOBSON TRACT AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 19 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A FENCE LINE FOR THE WEST BOUNDARY OF THIS TRACT AT 125.62 FEET FOUND AN IRON PIPE FOR A SOUTHERLY INTERIOR CORNER OF SAID HOBSON TRACT, AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 71 DEGREES 14 MINUTES 40 SECONDS EAST ALONG A FENCE LINE FOR A SOUTHERLY BOUNDARY OF SAID HOBSON TRACT, THE NORTH BOUNDARY OF THIS TRACT AT 692.66 FEET TO THE PLACE OF BEGINNING CONTAINING 2.0 ACRES AS SURVEYED ON THE GROUND 29 MARCH 2010.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/30/2012 and recorded in Book 1169 Page 907 real property records of Milam County, Texas. Re-filed in Book 1177 Page 238 real property records of Milam County, Texas.

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

Date: 09/05/2023

Time: 10:00 AM

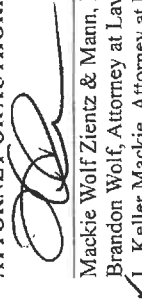
Place: Milam County, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 SAMUEL D. DEEVER AND LORAINE M. DEEVER, provides that it secures the payment of the indebtedness in the original principal amount of \$87,718.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII 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 UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII 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.



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

Filed 22nd day of June
in 2023, At 3:00 P.M.

JODI MORGAN
County Clerk, Milam County, Texas
By Fancy Schmida
Deputy

For additional sale information visit: www.auction.com or (800) 280-2832

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