

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 LOTS NOS. TEN (10) AND ELEVEN (11), OF HILLVIEW ESTATES, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO PLAT, RECORDED IN VOLUME 3, PAGE 54, LLANO COUNTY PLAT RECORDS, TO WHICH MAP OR PLAT WITH ITS WRITTEN PARTS THEREON AND ITS RECORD THEREOF, REFERENCE IS HERE MADE FOR FULL DESCRIPTION AND ALL PERTINENT PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/13/2012 and recorded in Book 1540 Page 4085 Document 12-07069 real property records of Llano County, Texas.

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

Date: 09/06/2022

Time: 10:00 AM

Place: Llano County, Texas at the following location: THE SOUTH DOOR OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. 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 SHAWN MATTHEW BAKER AND TERESA J. BAKER, provides that it secures the payment of the indebtedness in the original principal amount of \$178,571.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. J.P. Morgan Mortgage Acquisition Corp.

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 J.P. Morgan Mortgage Acquisition Corp. 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

Martha Springston
Certificate of Posting
I am *Martha Springston* 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 8-4-2022 I filed this Notice of Foreclosure Sale at the office of the Llano County Clerk and caused it to be posted at the location directed by the Llano County Commissioners Court.

22-000141-316-1 // 136 VALLEY VIEW CIRCLE, LLANO, T



4756531

FORECLOSURE
FILED FOR POSTING

Marci Hadel
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *C. McCleintock* DEPUTY
DATE 8-4-22
TIME 11:15 am