

FILED FOR RECORD

169
JUL 20 2017

Darla Steppard 4/317
DAWSON COUNTY CLERK

Our File Number: 17-06382

Name: DEVIN L AVANT AND BRENDA AVANT, HUSBAND AND WIFE AS COMMUNITY PROPERTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 29, 2013, DEVIN L. AVANT AND BRENDA AVANT, HUSBAND AND WIFE AS COMMUNITY PROPERTY, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, PC, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR R.H. LENDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2435, in Book 713, at Page 132, in the DEED OF TRUST OR REAL PROPERTY records of DAWSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 5, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **DAWSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

THE EAST 40 FEET OF LOT 6, AND THE WEST 30 FEET OF LOT 5, BLOCK 4 OF THE CHICAGO HEIGHTS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 28 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS.

Property Address: 108 1/2 N 22ND PL
LAMESA, TX 79331

Mortgage Servicer: FAY SERVICING, LLC

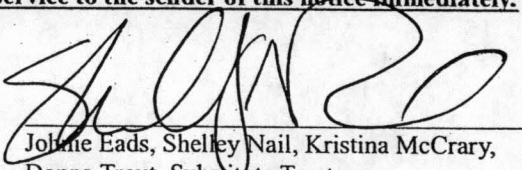
Noteholder: FIRST GUARANTY MORTGAGE CORPORATION
600 SOUTH SECOND ST., SUITE 103
SPRINGFIELD,, IL 62704

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 20 day of July, 2017.


John Eads, Shelley Nail, Kristina McCrary,
Donna Trout, Substitute Trustees

c/o Marinosci Law Group, P.C.
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Dallas, Texas 75254
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