

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 THE FOLLOWING DESCRIBED REAL PROPERTY AND IMPROVEMENTS LOCATED THEREON IN GILLESPIE COUNTY, TEXAS, TO-WIT

BEING 120 FEET BY 113 1/2 FEET OFF THE NORTHWEST END OF LOTS NOS. 6 AND 7, BLOCK NO. 2, BASSE'S ADDITION TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN VOLUME 20, PAGE 46 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTH CORNER OF LOT NO. 7, BLOCK 2, SAID BASSE ADDITION, A POINT IN THE SOUTH LINE OF W. MORSE STREET;

THENCE EASTERLY, ALONG LINE OF WEST MORSE STREET AND LOT NO. 7, SAID BLOCK 2, BASSE ADDITION 120 FEET TO A POINT;

THENCE SOUTHERLY, ALONG A LINE PARALLEL TO NORTH ORANGE STREET (FORMERLY POPLAR STREET) 113.5 FEET TO A STAKE IN THE SOUTH LINE OF LOT NO. 6, SAID BLOCK AND ADDITION, SAID POINT BEING ALSO IN THE NORTH LINE OF LOT NO. 5, SAID BLOCK AND ADDITION;

THENCE WESTERLY, ALONG THE BOUNDARY LINE OF LOT NO. 6 AND LOT NO. 5, SAID BLOCK AND ADDITION, 120 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER OF LOTS NO. 5 AND 6, SAID BLOCK AND ADDITION IN LINE OF ALLEY;

THENCE NORTHERLY, ALONG THE BOUNDARY LINES OF LOTS 6 AND 7, SAID BLOCK AND ADDITION, 113.5 FEET TO THE PLACE OF BEGINNING.

KNOWN AS: 305 WEST MORSE STREET, FREDERICKSBURG, TEXAS 78624

CAD 4R16888

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/19/2013 and recorded in Document 20135679 real property records of Gillespie County, Texas.

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

Date: 06/07/2022
Time: 10:00 AM
Place: Gillespie County, Texas at the following location: AT THE MAIN FRONT DOOR FACING MAIN STREET OF THE COUNTY COURTHOUSE IN FREDRICKSBURG, GILLESPIE COUNTY TEXAS 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 DONNA VAUGHAN AND KENNETH A. VAUGHAN, provides that it secures the payment of the indebtedness in the original principal amount of \$84,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC 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 Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 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.



Filed on
MAY 05 2022
@ 12:48pm
By 1 Deputy
FILED
MARY LYNN RUSCHE
COUNTY CLERK
Gillespie Co., Texas



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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

MARtha Rossington Certificate of Posting
I am *MARtha Rossington* whose address is *at* AVF Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on *5-5-22* I filed this Notice of Foreclosure Sale at the office
of the Gillespie County Clerk and caused it to be posted at the location directed by the Gillespie County Commissioners Court.

Martha Rossington