


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0019 <b>RECORDED DATE:</b> 04/11/2023 11:32:31 AM  <h1 style="text-align: center;">ERECORDING</h1>
<b>OFFICIAL RECORDING COVER PAGE</b>	
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<b>RETURN TO:</b> (Simplifile) AVT Title Services, LLC - Texas 14160 N. Dallas Pkwy, Suite 900 Dallas, TX 75254 (214) 635-2650	<b>SUBMITTED BY:</b> AVT Title Services, LLC - Texas 14160 N DALLAS PKWY SUITE 900 DALLAS, TX 75254 (214) 635-2650
DOCUMENT # : FC-2023-0019 RECORDED DATE: 04/11/2023 11:32:31 AM	
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.	
	 <b>Kerrie Cobb</b> Limestone County Clerk

# PLEASE DO NOT DETACH

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**FORECLOSURE SALE DEED**

(With attached Affidavit and Notice of Foreclosure Sale for recording as one document)

**Deed of Trust Date:** July 25, 2011

**Grantor(s):** BLAKE ADAMS AND JANICE ADAMS

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
(MERS) AS NOMINEE FOR FIRST NATIONAL BANK OF LAYTON, IT'S SUCCESSORS AND ASSIGNS

**Current Mortgagee:** CAG National Fund II LLC

**Recording Information:** Recorded 09/02/2011 in Document 00113451, Book 1376, Page 730 of the real property records of Limestone County, Texas.

**Property Legal Description:** SEE EXHIBIT A

**Date of Sale:** 04/04/2023      **Time of Sale:** 12:40 PM

**Place of Sale:** THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

**Buyer:** CAG NATIONAL FUND II LLC  
**Buyer's Mailing Address:** C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CYN ROAD, SUITE 100  
IRVINE, CA 92618

**Amount of Sale:** \$451,445.37

By Deed of Trust, Grantor conveyed to ALAN E. SOUTH, ATTORNEY AT LAW, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described, including but not limited to the Note and all renewals and extensions of the note. AVT TITLE SERVICES, LLC was appointed Substitute Trustees per the terms of the Deed of Trust and Texas Property Code Sections 51.0075 and 51.0076 and was requested to enforce the trust CAG National Fund II LLC, the current mortgagee of the Deed of Trust, who requested AVT TITLE SERVICES, LLC, as Substitute Trustee, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse of Limestone County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Limestone County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale. Written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least twenty-one days preceding the date of the

foreclosure. Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least thirty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

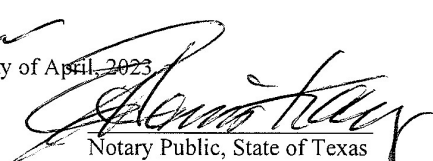
In consideration of the premises and of the bid and payment of the amount of \$451,445.37, the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me in the Deed of Trust, have GRANTED, SOLD, and CONVEYED all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever. I, as the Substitute Trustee, do hereby bind Grantor and Grantor's heirs and assigns to WARRANT and FOREVER DEFEND the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

Executed on 5<sup>th</sup> day of April, 2023.

  
Name: Keller Mackie  
Authorized agent for AVT TITLE SERVICES, LLC

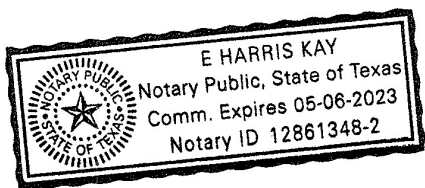
STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS   §

Keller Mackie BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, as authorized agent for the Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 5<sup>th</sup> day of April, 2023.  
  
Notary Public, State of Texas

xxxxx7512/22-000277-316-2  
HECM

AFTER RECORDATION RETURN TO:  
Mackie Wolf Zientz & Mann, P.C.  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, Texas 75254



AFFIDAVIT

BEFORE ME, the undersigned on this day personally appeared LORI LIANE LONG, ~~L. KELLER MACKIE, BRANDON WOLF, CHELSEA SCHNEIDER, ESTER GONZALES, KARLA BALLI~~ and after being duly sworn, deposed and states under oath, as follows:

1. I am over the age of eighteen (18), have not been convicted of a crime of moral turpitude and have personal knowledge of the facts contained in this affidavit.
2. All notices required pursuant to the terms of the Deed of Trust and Texas Property Code Section 51.002(b) and (d) were provided to the debtors.
3. In accordance with Texas Property Code Section 51.002, the Notice of Sale was posted at least twenty-one (21) days prior to the date of sale at the proper location designated by the County Commissioner's Court. Additionally, a copy of the Notice of Sale was filed at least twenty-one (21) days prior to the date of sale in the office of the County Clerk of the county in which the sale occurred.
4. At this time of the Foreclosure Sale and twelve (12) months prior to the sale, the debtors were not in the armed services of the United States of America.
5. At the time of the Foreclosure Sale the debtor, BLAKE ADAMS, was deceased on or about 10/16/2020; and the debtor, JANICE ADAMS, was deceased on or about 1/15/2021. Neither were protected by any stay under the United States Bankruptcy Code and were not involved in any divorce proceedings where a receiver had been appointed.

~~Lori Liane Long, L. Keller Mackie, Brandon Wolf, Chelsea Schneider, Ester Gonzales, Karla Balli~~

STATE OF TEXAS

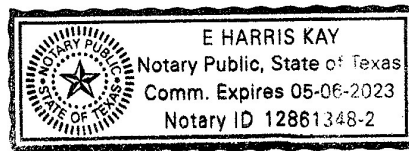
§  
§  
§

COUNTY OF DALLAS

SUBSCRIBED AND SWORN TO before me by LORI LIANE LONG, ~~L. KELLER MACKIE, BRANDON WOLF, CHELSEA SCHNEIDER, ESTER GONZALES, KARLA BALLI~~ on this 11<sup>th</sup> day of April, 2023.



  
Notary Public, State of Texas

MWZ#: 22-000277-316-2  
Property Address: 112 LCR 752 B, GROESBECK, TX 76642



## EXHIBIT A

BEING LOTS EIGHTEEN (18) AND NINETEEN (19), BLOCK A,  
WESTFORK ADDITION, M. C. REJON SURVEY, LIMESTONE COUNTY,  
TEXAS ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN  
CABINET 1, PAGE 11, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

<b>LIMESTONE COUNTY</b> kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0005 <b>RECORDED DATE:</b> 01/26/2023 02:29:14 PM 
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<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002
DOCUMENT # : FC-2023-0005 RECORDED DATE: 01/26/2023 02:29:14 PM	
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.	
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## 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 EIGHTEEN (18) AND NINETEEN (19), BLOCK A, WESTFORK ADDITION, M. C. REJON SURVEY, LIMESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN CABINET 1, PAGE 11, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/25/2011 and recorded in Book 1376 Page 730 Document 00113451 real property records of Limestone County, Texas.

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

Date: 04/04/2023

Time: 11:00 AM

Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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 BLAKE ADAMS AND JANICE ADAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$480,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CAG National Fund II LLC 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 CAG National Fund II LLC 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

Certificate of Posting  
I am Mollie McCoslin 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 1-26-2023 I filed this Notice of Foreclosure Sale at the office  
of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

