

## 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: TRACT 1:  
ALL THAT CERTAIN LOT, OR TRACT OF LAND SITUATED IN RUSK COUNTY, TEXAS, A PART OF THE J.W. ARTERBERRY, RICHARD MAGEE AND S.J. WARREN SURVEYS, AND BEING LOT 4, BLOCK 5, OF THE NORTH WOODLAKE SUBDIVISION, AS SHOWN BY PLAT OF SAID SUBDIVISION, WHICH PLAT IS RECORDED IN VOL. 776, PAGE 60, OF THE DEED RECORDS OF RUSK COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

TRACT 2:  
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN RUSK COUNTY, TEXAS, AND DESCRIBED AS BEING LOT NO. 3 AND LOT NO. 5, IN BLOCK NO. 5, OF THE NORTH WOODLAKE SUBDIVISION, AS SHOWN BY PLAT OF SAID SUBDIVISION, WHICH PLAT OF SAID SUBDIVISION IS RECORDED IN VOL. 776, PAGE 60, OF THE DEED RECORDS OF RUSK COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/21/2017 and recorded in Book 3519 Page 648 real property records of Rusk County, Texas.

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

Date: 05/03/2022

Time: 10:00 AM

Place: Rusk County, Texas at the following location: THE FRONT STEPS OR THE FOYER AT THE NORTH MAIN STREET ENTRANCE OF THE 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 GARLAND O. GIBSON AND CLARA LYNN GIBSON, provides that it secures the payment of the indebtedness in the original principal amount of \$139,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Longbridge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED FOR RECORD

Dec 21, 2021 02:41P

TRUDY MCGILL, COUNTY CLERK  
RUSK COUNTY, TEXAS

BY: Hope Valdez, DEPUTY



Certificate of Posting

I am Sheryl La Mont 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 December 21, 2021 I filed this Notice of Foreclosure Sale at the office of the Rusk County Clerk and caused it to be posted at the location directed by the Rusk County Commissioners Court.

A handwritten signature in cursive script that reads "Sheryl La Mont". The signature is written in black ink and is positioned above a horizontal line.

Sheryl La Mont, December 21, 2021