

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/27/2015

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR AMERICAN HOME FREE MORTGAGE, LLC,
ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015-001880

Mortgage Servicer:
Rushmore Loan Management Services, LLC is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
STEPHEN E LABUDA, JR. AND NANCY E
LABUDA, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
First Guaranty Mortgage Corporation

Property County:
VAN ZANDT

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: LOT 1, TERESA SPRINGS ADDITION, ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN GLIDE NO. 286A, OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

Date of Sale: 12/1/2020

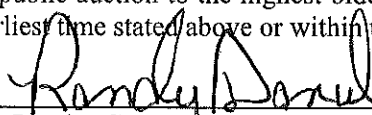
Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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**



Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Irene Lindsay, Dana Kamin, Lisa Bruno, Angie
Uselton, Jami Hutton, Tonya Washington, Monica
Henderson, Terry Waters, Logan Thomas, Randy
Daniel, Randy Daniel or Cindy Daniel or Jim
OBryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-20-77968-POS
Loan Type: FHA

FILED FOR RECORD
2020 OCT -8 PM 12:43