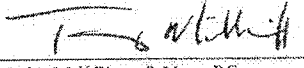



## NOTICE OF FORECLOSURE SALE


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 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.

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/01/2011 and recorded in Document 20112750 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: 06/05/2018  
Time: 10:00 AM  
Place: Gillespie County Courthouse, 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 THEODORE E. SPORNHAUER AND DOROTHY M. HAMPTON, provides that it secures the payment of the indebtedness in the original principal amount of \$375,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 THOMAS ROSSINGTON, MARTHA ROSSINGTON, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS, 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  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
THOMAS ROSSINGTON, MARTHA ROSSINGTON, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am  Linda Rappert, whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on April 12, 2018 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.

APR 12 2018

FILED


MARY LYNN RUSCHE  
COUNTY CLERK - Gillespie Co., Texas  
By  Deputy

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION  
23.16 ACRE

BEING A 23.16 ACRE TRACT OR PARCEL OF LAND SITUATED IN GILLESPIE COUNTY, TEXAS; BEING OUT OF SURVEY NO. 26, GEORGE PREISS, ABSTRACT NO. 1384; BEING OUT OF THE EASTERLY PORTION OF THAT CERTAIN 34.20 ACRE TRACT CONVEYED TO THEODORE E. SPORNHAUER AND DOROTHY M. HAMPTON FROM GERARDO HUERTA BY A CASH WARRANTY DEED EXECUTED THE 25TH DAY OF JUNE, 2003, AS RECORDED IN VOLUME 510, PAGE 876, DEED RECORDS OF GILLESPIE COUNTY, TEXAS; SAID 34.20 ACRE TRACT BEING COMPRISED OF A 17.11 ACRE TRACT CONVEYED TO BILL SCHRADER AND WIFE, BETTY SCRADER, FROM THE TEXAS VETERAN'S LAND BOARD AS RECORDED IN VOLUME 116, PAGE 359, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND A 17.09 ACRE TRACT CONVEYED TO HUGO F. BOOS AND WIFE, IRENE BOOS, FROM THE TEXAS VETERAN'S LAND BOARD AS RECORDED IN VOLUME 116, PAGE 349, DEED RECORDS OF GILLESPIE COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar rod set marking the northwest corner of the herein described tract; said rebar rod lies in the south right-of-way line of Thrill Hill Rd. and bears 393.81 feet, S 89°19'14" E from the northwest corner of said 34.20 acre tract;

THENCE, with the south right-of-way line of said Thrill Hill Rd., which forms the north boundary hereof, the following calls:

S 89°19'14"E, along the north boundary line of said 17.11 acre tract, 321.59 feet to a 1/2" rebar rod found marking the common north corner of said 17.11 acre tract and said 17.09 acre tract;

S 89°50'52" E, along the north boundary line of said 17.09 acre tract, 62.51 feet to a 5-inch dia. steel fence post, the common north corner of an 11.62 acre tract and an 11.54 acre tract which are companion components hereof;

S 89°50'52" E, 337.24 feet to a 1/2" rebar rod found marking the northeast corner of the herein described tract, the northwest corner of that certain 34.89 acre tract in the name of Edward Germolec recorded in Volume 211, Page 458, Deed Records of Gillespie County, Texas;

THENCE, with the common boundary of the herein described tract and said Germolec tract, S 02°51'53" W, at 163.85 feet passing an 8" diameter cedar fence post, at 333.19 feet passing a 6" diameter cedar fence post, continuing for a total distance of 1560.27 feet to a 1/2" rebar rod found at a concrete right-of-way marker marking the southeast corner of the herein described tract; said rebar rod lies in the northeast right-of-way line of Interstate Highway No. 10;

THENCE, with the northeast right-of-way line of said Interstate Highway No. 10, which forms the southerly boundary of said 34.20 acre tract and of the herein described tract, the following calls:


N 74°43'00" W 334.21 feet to a 1/2" rebar rod previously set for the common south corner of said 11.62 acre tract and 11.54 acre tract;

N 74°43'00" W, 275.39 feet to a 1/2" rebar rod found marking the common south corner of said 17.11 acre tract and said 17.09 acre tract;

N 74°54'00" W, 58.81 feet to a 1/2" rebar rod set marking the southwest corner of the herein described tract;

THENCE, through the interior of said 17.11 acre tract, N 00°03'41" E, 1387.19 feet to the POINT OF BEGINNING, containing 23.16 acres of land within these metes and bounds, a companion document to a plat of this survey dated the 3rd day of June 2011. Bearings cited herein based on a rotation to record bearing of N 74°43' W, between survey monuments found at the southeast and southwest corners of said 17.09 acre tract.

Prepared this day the 3rd day of June, 2011.

  
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Gary Max Brandenburg  
Registered Professional Land Surveyor No. 5164  
TEXAS LAND BOUNDARIES  
2616 Junction Highway  
Kerrville, Texas 78028  
830-257-3839

