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Brenda Fietsam  
CO. CLERK, FAYETTE CO., TEXAS

## 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LA GRANGE, COUNTY OF FAYETTE, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.579 ACRES SITUATED IN THE JOHN MOORE 1/2 LEAGUE, A-71, WITHIN THE CORPORATE LIMITS OF THE CITY OF LA GRANGE (HILLTOP ADDITION), FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS 0.579 ACRES IN A DEED FROM ROBERT GRAHAM, ET UX, TO JOSEPH MOLE DATED SEPTEMBER 9, 2015 AND RECORDED IN VOLUME 1748, PAGE 676 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, SAID 0.579 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE WESTERLY MARGIN OF "MADISON STREET" (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF THE (CALLED) 0.22 ACRE AMOS HRBACEK TRACT (VOL. 554, PG. 288 F.C.D.R.), THE SOUTHEAST CORNER OF SAID 0.579 ACRE JOSEPH MOLE TRACT, THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE PLACE OF BEGINNING SAID POINT HAVING A COORDINATE VALUE OF N= 13,887,039.70 FEET AND E= 2,640,289.41 FEET ACCORDING TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE - NAD 83 (2011), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 03 DEGREES 57 MINUTES 24 SECONDS WEST, 226.73 FEET,

THENCE, NORTH 77 DEGREES 47 MINUTES 20 SECONDS WEST, DEPARTING SAID WESTERLY MARGIN OF "MADISON STREET", ALONG THE COMMON LINE BETWEEN SAID HRBACEK AND MOLE TRACTS, 130.20 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE EASTERLY MARGIN OF "VON MINDEN STREET" (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID AMOS HRBACEK TRACT, THE SOUTHWEST CORNER OF SAID JOSEPH MOLE TRACT AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 20 DEGREES 56 MINUTES 22 SECONDS WEST, 229.53 FEET;

THENCE, NORTH 20 DEGREES 56 MINUTES 22 SECONDS EAST, 304.82 FEET ALONG THE EASTERLY MARGIN TO SAID "VON MINDEN STREET" TO A 1/2 INCH IRON ROD FOR THE MOST SOUTHWEST CORNER OF THE (CALLED) 2,331 SQUARE FOOT CITY OF LA GRANGE TRACT (VOL. 234, PG. 575 F.C.D.R.), THE NORTHWEST CORNER OF SAID JOSEPH MOLE TRACT AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 78 DEGREES 44 MINUTES 00 SECONDS EAST, DEPARTING SAID EASTERLY MARGIN OF "VON MINDEN STREET", ALONG THE COMMON LINE BETWEEN SAID CITY OF LA GRANGE AND JOSEPH MOLE TRACTS, 37.16 FEET TO A 1/2 INCH IRON ROD FOUND IN SAID WESTERLY LINE OF "MADISON STREET", FOR THE SOUTHEAST CORNER OF SAID CITY OF LA GRANGE TRACT, THE NORTHEAST CORNER OF SAID MOLE TRACT AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 03 DEGREES 24 MINUTES 08 SECONDS WEST, 305.51 FEET ALONG SAID WESTERLY MARGIN OF "MADISON STREET" TO THE PLACE OF BEGINNING AND CONTAINING 0.579 ACRES.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN.

ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/16/2022 and recorded in Book 2074 Page 3 Document 22-08735 real property records of Fayette County, Texas.

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

Date: 03/03/2026

Time: 10:00 AM

Place: Fayette County, Texas at the following location: ON THE FAYETTE COUNTY COURTHOUSE LAWN ON THE WEST SIDE AT THE POSTING BOARD LOCATED ON THE STONE WALL ENCLOSURE OF THE COURTHOUSE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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

5. *Obligations Secured.* The Deed of Trust executed by JOSEPH L. MOLE, provides that it secures the payment of the indebtedness in the original principal amount of \$160,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERISAVE MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and AMERISAVE MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERISAVE MORTGAGE CORPORATION c/o AMERISAVE MORTGAGE CORPORATION, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* AMERISAVE MORTGAGE CORPORATION obtained a Order from the 155th - Fayette County District Court of Fayette County on 11/12/2025 under Cause No. 2024V-320. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Fayette County Clerk and caused it to be posted at the location directed by the Fayette County Commissioners Court.