



NOTICE OF FORECLOSURE SALE

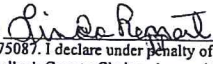
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 03/12/2013 and recorded in Document 40985 real property records of Mcculloch County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/01/2019
Time: 10:00 AM
Place: Mcculloch County, Texas, at the following location: THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE MCCULLOCH COUNTY COURTHOUSE, BRANDY 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 ETHEL BLACKWELL, provides that it secures the payment of the indebtedness in the original principal amount of \$73,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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 LINDA REPPERT, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER
OR STEPHEN RAWLINGS
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am  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 July 25, 2019 I filed this Notice of Foreclosure Sale at the office of the Mcculloch County Clerk and caused it to be posted at the location directed by the Mcculloch County Commissioners Court.

Certificate of Posting

FILED

JUL 25 2019

Christine A. Jones
McCulloch County Clerk



Exhibit A

Being an area of 0.215 of an acre, more or less, out of Friedrich Wellghehausen Survey No. 400, Abstract No. 1412, McCulloch County, Texas and being that same 75' by 125' tract described and recorded in Volume 177, Page 77, Deed Records of McCulloch County, Texas and said 0.215 acre tract being more particularly described by metes and bounds as follows:

Beginning at a nail found for the Northeast corner of this tract from which the Northeast corner of said Survey No. 400 bears North 50° 17' East 364.2 feet (as per Deed) and said beginning corner also being in the West line of Old Calf Creek Road;

Thence with the East line of this tract and the West line of said Old Calf Creek Road, South 10° 40' 00" West 75.00 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract;

Thence with the South line of this tract, North 79° 20' 00" West 125.00 feet to a 1/2" iron rod with cap set for the Southwest corner of this tract from which a 3/8" iron rod found bears North 17° 35' 20" West 2.2 feet;

Thence with the West line of this tract, North 10° 40' 00" East 75.00 feet to a 3/8" iron rod found for the Northwest corner of this tract;

Thence with the North line of this tract, South 79° 20' 00" East 125.00 feet to the place of beginning.

THE STATE OF TEXAS
COUNTY OF McCULLOCH
40985
I hereby certify that this instrument was FILED on the date and at the time stamped hereon, by me and was duly RECORDED in the Official Public Records of McCulloch County, Texas, in the Volume and Page as noted hereon by me.
Tina A. Smith
County Clerk, McCulloch County, Texas
RECORDED: MAR 10 2019
OFFICIAL PUBLIC RECORDS, Volume 412, Page 230

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FILED

JUL 25 2019

Christine A. Jones
McCulloch County Clerk