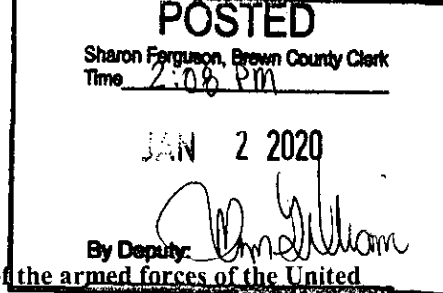


19-374246

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)



Deed of Trust Date: December 8, 2009	Original Mortgagor/Grantor: BARBARA J. ARMSTRONG
Original Beneficiary / Mortgagee: BANK OF AMERICA, N.A.	Current Beneficiary / Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.
Recorded in: Volume: 1767 Page: 335 Instrument No: n/a	Property County: BROWN
Mortgage Servicer: Reverse Mortgage Solutions, Inc	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$127,500.00, executed by BARBARA ARMSTRONG and payable to the order of Lender.

Property Address/Mailing Address: 2109 9TH ST, BROWNWOOD, TX 76801

Legal Description of Property to be Sold: ALL OF THAT CERTAIN 0.234 ACRE LOT, OR PARCEL OF LAND BEING KNOWN AS LOT NO. 23. OF BLOCK A, OF SOUTH OAKS, 5TH ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, SAID SUBDIVISION BEING OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME LAND AS CONVEYED BY DEED FROM FEDERAL MORTGAGE ASSOCIATION TO IEILA ANN BUTLER, A SINGLE PERSON, DATED JANUARY 13, 1999, BEING OF RECORD IN VOLUME 1314, PAGE 991, OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, AND IS FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND IN PLACE IN THE WESTERLY LINE OF 9TH STREET, BEING THE NEC OF SAID LOT NO 23, FOR THE NORTH EAST CORNER OF THIS;

THENCE S 31-29 E, WITH SAID STREET, 78.2 FEET, TO A 1/2" IRON ROD FOUND IN PLACE, BEING THE SEC OF SAID LOT NO. 23 FOR THE SOUTH EAST CORNER OF THIS;

THENCE S 58-07 W, WITH SOUTHERLY LINE OF SAID LOT, 130.1 FEET, TO A 1/2" IRON ROD FOUND IN PLACE BEING THE SWC OF SAID LOT. NO. 23, FOR THE SOUTH WEST CORNER OF THIS;

THENCE N 30-15 W, WITH WESTERLY LINE OF SAID LOT, 79.2 FEET, TO A 5/8" IRON ROD FOUND IN PLACE, BEING TE NWC OF SAID LOT, FOR THE NORTH WEST CORNER OF THIS;

THENCE N 58-34 E, WITH THE NORTHERLY LINE OF SAID LOT, 129.2 FEET, TO THE PLACE OF BEGINNING AND CALCULATED TO CONTAIN 0.234 ACRE OF LAND IN AREA..

Date of Sale: March 03, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE SOLUTIONS, INC.*, the owner and holder of the Note, has requested Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *REVERSE MORTGAGE SOLUTIONS, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/William Attmore

William Attmore

Attorney for Reverse Mortgage Solutions, Inc

State Bar No.: 24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

Linda J. Reppert
Substitute Trustee

