

## 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: BEING A 0.428 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 12/4 OF SECTION 62, BLOCK 2, H. AND T.C. R.R. CO. SURVEY, ABSTRACT NO. 1930, EASTLAND COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO LEO P. VAUGHN AND WIFE, CLIFFA G. VAUGHN, RECORDED IN VOLUME 631, PAGE 203, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THIS TRACT, LOCATED SOUTH 70.65 FEET FROM A 2-1/2 INCH STEEL POST FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MIGUEL A. PACHECO, RECORDED IN VOLUME 1662, PAGE 127, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, AND ON THE WEST LINE OF SOUTH SUSQUEHANNA STREET;

THENCE SOUTH 90.00 FEET (RECORD 102 FEET) (BEARING BASE), ALONG THE WEST LINE OF SAID STREET, TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE WEST 207.31 FEET, ALONG THE NORTH LINE OF STATE STREET, TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE NORTH 90.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE EAST 207.31 FEET (RECORD 208 FEET) TO THE PLACE OF BEGINNING, AND CONTAINING 0.428 ACRE OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/08/2007 and recorded in Document 02700195 real property records of Eastland County, Texas.

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

Date: 04/05/2022

Time: 01:00 PM

Place: Eastland County, Texas at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE 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 CLIFFA G. VAUGHN, provides that it secures the payment of the indebtedness in the original principal amount of \$98,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NexBank SSB is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is NexBank SSB c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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 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.**

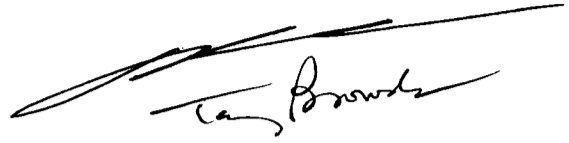
RECORDED 10136 am  
EASTLAND COUNTY CLERK

APR 07 2022

EASTLAND COUNTY, TEXAS  
By MS Deputy



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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254



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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.