

## 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: ALL THAT CERTAIN 10,457 SQUARE FOOT TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LAGRANGE, FAYETTE COUNTY, TEXAS, PART OF THE JOHN H. MOORE PLAN OF SAID CITY AND A PART OF TRACT DESCRIBED IN A DEED DATED DECEMBER 30, 1950, RECORDED IN VOLUME 247, PAGE 393, DEED RECORDS, FAYETTE COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A STAKE SET IN THE NORTHWEST MARGIN OF COLORADO STREET, SOUTH 60 DEGREES WEST 342 FEET FROM THE POINT OF INTERSECTION OF THE NORTHWEST MARGIN OF COLORADO STREET WITH THE SOUTHWEST MARGIN OF WATER STREET AND AT THE SOUTH CORNER OF THE TRACT DESCRIBED IN SAID DEED DATED DECEMBER 30, 1950;  
THENCE NORTH 30 DEGREES WEST 89 FEET TO THE WEST CORNER OF THE TRACT DESCRIBED IN SAID DEED;  
THENCE NORTH 60 DEGREES EAST, ALONG THE NORTHWEST LINE OF THE TRACT DESCRIBED IN SAID DEED, 117.5 FEET;  
THENCE SOUTH 30 DEGREES EAST 89 FEET TO THE NORTHWEST MARGIN OF SAID COLORADO STREET  
THENCE SOUTH 60 DEGREES WEST, ALONG THE NORTHWEST MARGIN OF COLORADO STREET, 117.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 10,457 SQUARE FEET OF LAND, MORE OR LESS.  
THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/08/2010 and recorded in Book 1544 Page 467 Document 10-7039 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: 03/01/2022

Time: 01:00 PM

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 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 DANIEL OLENICK AND VIRGINIA OLENICK, provides that it secures the payment of the indebtedness in the original principal amount of \$105,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC. 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. *Order to Foreclose.* REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 155th District Court of Fayette County on 12/14/2021 under Cause No. 2021V-241. 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.**



Brandon 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 Pete Florez 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 1-6-22 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.

FILED  
9:50 AM '22  
JAN 06 2022

*Brenda Fietsam*  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS