

18-211846

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 5, 2008	Original Mortgage/Grantor: BILL LANGE AND JOANN LANGE
Original Beneficiary / Mortgage: EQUIPOINT FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgage: REVERSE MORTGAGE FUNDING LLC
Recorded in: Volume: 1463 Page: 134 Instrument No: 08-6754	Property County: FAYETTE
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 101 West Louis Henna Blvd, Austin, TX 78728

* 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 \$427,500.00, executed by ROBERT WILLIAM LANGE and JO ANN MARILYN LANGE and payable to the order of Lender.

Property Address/Mailing Address: 4142 TEINERT ROAD, WARDA, TX 78960, WARDA, TX 78960

Legal Description of Property to be Sold: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF FAYETTE DESCRIBED AS FOLLOWS:

BEING 8.007 ACRES OF LAND, A PART OF THE WILLIAM GOODWIN SURVEY, ABSTRACT 192, FAYETTE COUNTY, TEXAS, AND BEING ALL OF A 8.00 ACRE TRACT CONVEYED TO JO ANN LANGE ET VIR BY DEED RECORDED IN VOLUME 708, PAGE 490 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. SAID 8.007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½ INCH REAR FOUND IN THE SOUTHWEST LINE OF A 39.239 ACRE TRACT CONVEYED TO SAMUEL S. SENNELMANN, JR. BY DEED RECORDED IN VOLUME 339, PAGE 607, A NORTHEAST LINE OF A 432.4 ACRE TRACT CONVEYED TO JOHN TEINERT BY DEED RECORDED IN VOLUME 282, PAGE 361, FOR THE EAST CORNER OF SAID 8.00 ACRE LANGE TRACT, AND THE EAST CORNER HEREOF;

THENCE ACROSS SAID 432.4 ACRE TEINERT TRACT, WITH THE SOUTHEAST LINE OF SAID 8.00 ACRE LANGE TRACT, SOUTH 33 DEG. 59 MIN. 18 SEC. WEST 499.48 FEET TO A ½ INCH REBAR FOUND FOR THE SOUTH CORNER OF SAID 8.00 ACRE LANGE TRACT, AND THE SOUTH CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 432.4 ACRE TEINERT TRACT, WITH THE SOUTHWEST LINES OF SAID 8.00 ACRE LANGE TRACT, NORTH 55 DEG. 59 MIN. 27 SEC. WEST 603.64



FEET TO A ½ INCH REBAR FOUND, NORTH 07 DEG. 56 MIN. 38 SEC. WEST 149.15 FEET TO A ½ INCH REBAR FOUND FOR THE WEST CORNER OF SAID 8.00 ACRE LANGE TRACT, AND THE WEST CORNER HEREOF;

THENCE CONTINUING ACROSS SAID 432.4 ACRE TEINERT TRACT, WITH THE NORTHWEST LINE OF SAID 8.00 ACRE LANGE TRACT, NORTH 31 DEG. 39 MIN. 18 SEC. EAST 388.78 FEET TO A ½ INCH REBAR FOUND IN THE SOUTHWEST LINE OF SAID 39.239 ACRE SENGLMANN TRACT, A NORTHEAST LINE OF SAID 432.4 ACRE TEINERT TRACT, OR THE NORTH CORNER OF SAID 8.00 ACRE LANGE TRACT, AND THE NORTH CORNER HEREOF; SAID ½ INCH REBAR FOUND BEARS SOUTH 59 DEG. 00 MIN. 49 SEC. EAST 247.57 FEET FROM A ½ INCH PIPE FOUND FOR THE WEST CORNER OF SAID 39.237 ACRE SENGLMANN TRACT, AN INTERIOR CORNER OF SAID 432.4 ACRE TEINERT TRACT AND FOR REFERENCE HEREOF;

THENCE WITH THE SOUTHWEST LINE OF SAID 39.239 ACRE SENGLMANN TRACT, A NORTHEAST LINE OF SAID 432.4 ACRE TEINERT TRACT, THE NORTHEAST LINE OF SAID 8.00 ACRE LANGE TRACT, SOUTH 56 DEG. 00 MIN. 00 SEC. EAST 719.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.007 ACRES OF LAND.

Date of Sale: May 03, 2022

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET 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 FUNDING LLC*, the owner and holder of the Note, has requested Megan Randle or Ebbie Murphy 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 FUNDING LLC* 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, Megan Randle or Ebbie Murphy 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 Megan Randle or Ebbie Murphy 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.



SUBSTITUTE TRUSTEE

Megan Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED

MAR 10 2022

Pamela Schatzman
4:18 PM PV
BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS