

VG-1443-2021-2100316

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2100316

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 28, 2021 12:55 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2100316
Receipt Number: 20210128000008
Recorded Date/Time: January 28, 2021 12:55 PM
User: Sabra S
Station: Clerk Station

Record and Return To:

MOLLY MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

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 LOT, TRACT OR PARCEL OF LAND BEING 12.03 ACRES IN THE P. S. ELLIOTT SURVEY, A-11 IN CONFLICT WITH THE JOSE YGNACIO AGUILERA SURVEY, A-2, FREESTONE COUNTY, TEXAS, AND BEING A PART OF A CALLED 360 ACRE TRACT DESCRIBED AS THIRD TRACT DEEDED FROM WILLIAM O. BOCK, ET UX TO M. B. WORLEY DATED JULY 23, 1955, BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF OR ALL PURPOSES.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J.Y. AGUILERA SURVEY ABSTRACT 2, FREESTONE COUNTY, TEXAS, AND BEING ALL OF A CALLED 12.03 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 758, PAGE 101 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING ON A FOUND 1/2 INCH IRON ROD FOR THE WEST CORNER OF THIS TRACT AND THE ORIGINAL WEST CORNER OF THE ABOVE MENTIONED 12.03 ACRE TRACT LOCATED IN AN OLD FENCE; THENCE WITH SAID FENCE NORTH 47 DEGREES 13 MINUTES 36 SECONDS EAST 278.69 FEET TO A FOUND 1/2 INCH IRON ROD AND NORTH 50 DEGREES 09 MINUTES 07 SECONDS EAST 345.16 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 56 DEGREES 16 MINUTES 19 SECONDS EAST 492.37 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE EAST CORNER OF THIS TRACT LOCATED ON THE NORTHWEST LINE OF A 50 FOOT ROAD KNOWN AS FREESTONE COUNTY ROAD 257; THENCE WITH SAID NORTHWEST LINE SOUTH 18 DEGREES 33 MINUTES 27 SECONDS WEST 83.68 FEET TO A FOUND 1/2 INCH IRON ROD, SOUTH 17 DEGREES 07 MINUTES 30 SECONDS WEST 332.08 FEET TO A FOUND 1/2 INCH IRON ROD AND SOUTH 49 DEGREES 31 MINUTES 24 SECONDS WEST 505.22 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTH CORNER OF THIS TRACT; THENCE NORTH 40 DEGREES 29 MINUTES 31 SECONDS WEST 683.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.03 ACRES OF LAND. FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 244 FCR 257, OAKWOOD, TX 75855

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/12/2012 and recorded in Book 1574 Page 436 Document 01201352 real property records of Freestone County, Texas.

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

Date: 04/06/2021

Time: 10:00 AM

Place: Freestone County, Texas at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

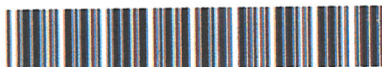
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 SANDRA J. SAWYER AND THOMAS L. SAWYER, provides that it secures the payment of the indebtedness in the original principal amount of \$312,000.00, 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 77th District Court of Freestone County on 12/28/2020 under Cause No. CV20244. 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.





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

**This foreclosure sale is being conducted under the
exception referenced in Governor Abbott's
Executive Order GA-28(1)(a)**

Certificate of Posting

I am Nellie McCoslin 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 1-28-2021 I filed this Notice of Foreclosure Sale at the office
of the Freestone County Clerk and caused it to be posted at the location directed by the Freestone County Commissioners Court.

