



VG-1443-2021-2103219

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2103219

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 02, 2021 11:44 AM

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: 2103219
Receipt Number: 20210902000016
Recorded Date/Time: September 02, 2021 11:44 AM
User: Tammy R
Station: Clerk Station

Record and Return To:

MOLLIE 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: LEGAL DESCRIPTION:

ALL THAT CERTAIN 22.48 ACRES BEING THE SOUTHEASTERN PORTION OF THAT CERTAIN 48.46 ACRES AND BEING ALL OF THE SAID 48.46 ACRES LYING SOUTHEAST OF F.M. 489, SUCH 48.46 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES TO A CERTAIN TWO TRACT OF LAND, CONTAINING A TOTAL OF 48.46 ACRES OF LAND SITUATED IN THE G.W. POWELL SURVEY A-524 AND THE G.W. WISDON SURVEY, A-651, FREESTONE COUNTY, TEXAS, CALLED PARCEL 1 AND BEING A PART OF 242.47 ACRE TRACT OF LAND AS SHOWN ON A PARTITION PLAT, FILED MARCH 28, 1977 IN VOLUME 2, PAGE 41 AND 42 OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS, DESCRIBED TO-WIT:

BEGINNING AT A 1 INCH IRON PIPE SET FOR THE WESTERLY CORNER OF SAID 242.47 ACRE TRACT AS WITNESSED BY A WIRE FENCE, PASSING AT 1152.1 FEET, A RAIL ROAD SPIKE SET IN THE CENTER LINE OF F.M. ROAD 489, WHENCE A RAIL ROAD SPIKE SET RADIAL TO A FOUND TEXAS HIGHWAY R/W MONUMENT IN THE CENTER LINE OF SAID F.M. ROAD BEARS NORTH 47 DEGREES 55 MINUTES 16 SECONDS EAST 120.23 FEET, CONTINUING SOUTH 34 DEGREES 03 MINUTES 33 SECONDS EAST PASSING AT 1202.63 FEET, A 1 INCH IRON PIPE SET FOR A WITNESS CORNER, CONTINUING A TOTAL DISTANCE OF 1361.63 FEET, TO A 1 INCH IRON PIPE SET FOR AN ALL CORNER, WHENCE A 16 INCHES DIAMETER PIN OAK MARKED I BEARS SOUTH 10 DEGREES EAST 59.5 FEET, AN OLD CORNER POST BEARS NORTH 34 DEGREES 03 MINUTES 33 SECONDS WEST 1.2 FEET;

THENCE NORTH 58 DEGREES 20 MINUTES 36 SECONDS EAST 177.12 FEET, WITH A WIRE FENCE TO A 1 INCH IRON PIPE ACT AT THE BASE OF A FENCE CORNER POST, WHENCE A 12 INCHES DIAMETER ELM MARKED I, BEARS SOUTH 3 DEGREES EAST 31.5 FEET, WHENCE A 12 INCHES DIAMETER ELM MARKED Y, BEARS NORTH 78 DEGREES 30 MINUTES EAST 17.8 FEET;

THENCE SOUTH 32 DEGREES 37 MINUTES 11 SECONDS EAST WITH THE MEANDERINGS OF AN OLD WIRE FENCE, PASSING AT 230 FEET THE FLOWLINE OF A CREEK, CONTINUING A TOTAL DISTANCE OF 1493.95 FEET, A 1 INCH IRON PIPE SET FOR CORNER, WHENCE A 36 INCHES DIAMETER RED OAK MARKED X, BEARS SOUTH 6 DEGREES EAST 38.0 FEET, WHENCE A 14 INCHES DIAMETER PIN OAK MARKED X, BEARS NORTH 79 DEGREES 30 MINUTES EAST 44.0 FEET;

THENCE SOUTH 59 DEGREES 26 MINUTES 30 SECONDS WEST WITH MEANDERS OF A WIRE FENCE, ALONG THE NORTHERLY LINE OF TRUDIS E. COLE PROPERTY, PASSING AT 240.0 FEET, A FLOWLINE OF A CREAK CONTINUING A TOTAL DISTANCE OF 589.67 FEET, TO A 1 INCH IRON PIPE SET FOR THE MOST SOUTHERLY CORNER OF THIS SURVEY, WHENCE A 46 INCHES DIAMETER RED OAK MARKED X, BEARS NORTH 65 DEGREES WEST 16.2 FEET;

THENCE NORTH 33 DEGREES 45 MINUTES 22 SECONDS WEST PASSING AT 1565.35 FEET, A 1 INCH IRON PIPE SET IN THE SOUTHERLY E/W OF SAID F.M. ROAD 489, AS A WITNESS CORNER, CONTINUING A TOTAL DISTANCE OF 1615.88 FEET, TO A RAIL ROAD SPIKE SET IN SAID CENTER LINE OF AN ELL CORNER;

THENCE SOUTH 47 DEGREES 55 MINUTES 16 SECONDS WEST 429.25 FEET, WITH SAID CENTER LINE TO A RAIL ROAD SPIKE SET FOR CORNER;

THENCE 38 DEGREES 03 MINUTES 20 SECONDS WEST. PASSING AT 50.0 FEET, A 1 INCH IRON PIPE SET AS A WITNESS CORNER, CONTINUING NORTH 38 DEGREES 03 MINUTES 20 SECONDS WEST A TOTAL DISTANCE OF 1332.68 FEET, TO A 1 INCH IRON PIPE SET FOR CORNER IN THE SOUTH LINE OF THE HURLESON PROPERTY;

THENCE NORTH 59 DEGREES 27 MINUTES 30 SECONDS EAST 960.33 FEET, WITH A WIRE FENCE TO THE POINT OF BEGINNING CONTAINING 48.46 ACRES OF LAND, MORE OR LESS.

BEING THE SAME LAND DESCRIBED AS FIRST PARCEL OF THE GIFT AND PARTITION DEED, DATED MARCH 31, 1977 FROM LOIS WOOD ET AL, RECORDED IN VOLUME 482, PAGE 128 OF THE DEED RECORDS, FREESTONE COUNTY, TEXAS.

APN: 15180

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/31/2007 and recorded in Document 00701111 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: 10/05/2021

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 LENCON DINKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$84,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Reverse Mortgage Funding LLC obtained a Order from the 77th District Court of Freestone County on 05/24/2021 under Cause No. CV21074. 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

Certificate of Posting

I am Melanie McCoskin 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 9-2-2021 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.

