

\*VG-311-2019-1900349\*

Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk

Instrument Number: 1900349

Foreclosure Posting

DECLARATION OF INVALIDITY OF FORECLOSURE SALE

Recorded On: January 31, 2019 11:46 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: 1900349  
Receipt Number: 20190131000019  
Recorded Date/Time: January 31, 2019 11:46 AM  
User: Alicia D  
Station: Clerk Station

Record and Return To:

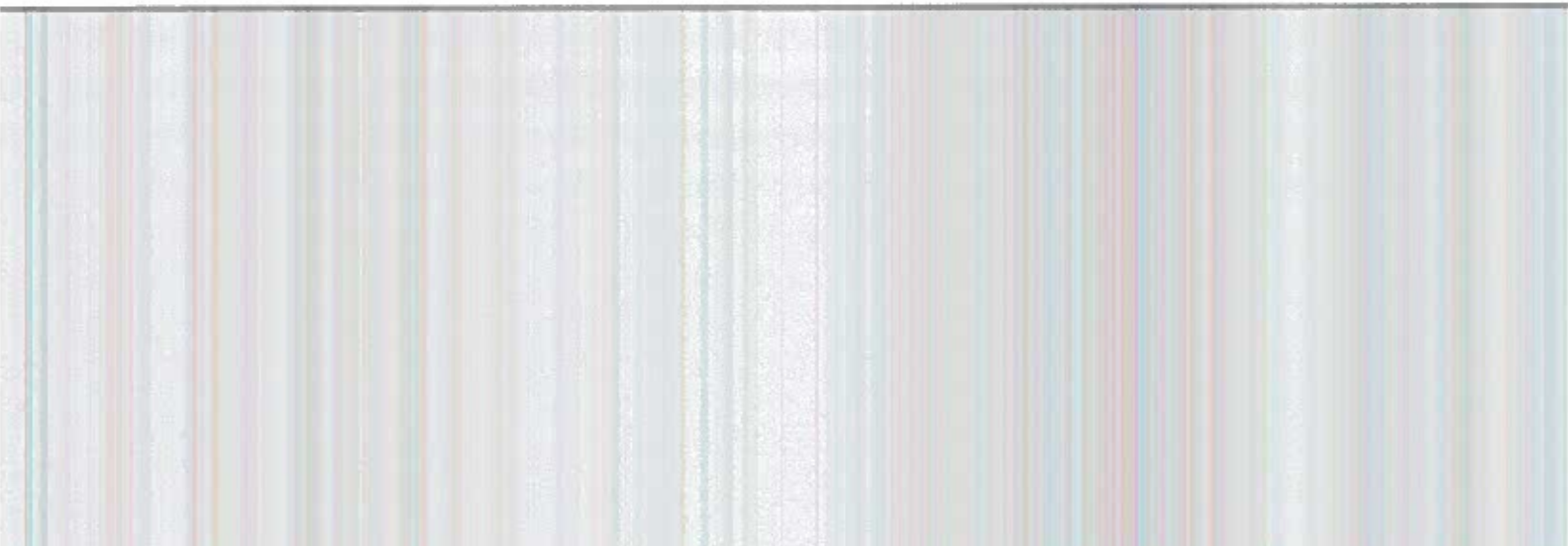
LORI GARNER  
PO BOX 506  
MEXIA TX 76667



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

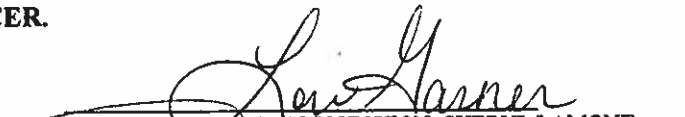
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/27/2012 and recorded in Book 01595 Page 00465 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: 04/02/2019  
Time: 10:00 AM  
Place: Freestone County Courthouse, 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 WAYNE C. SANCHEZ AND JOYCE SANCHEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE 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.** FINANCE OF AMERICA REVERSE LLC obtained a Order from the 77th District Court of Freestone County on 11/08/2018 under Cause No. CV 18-301-A. 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 LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, DAVID SIMS, RONNIE HUBBARD OR ROBERT LAMONT, 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 Zieff & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, 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 North Dallas Parkway  
Dallas, TX 75254



LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT,  
HARRIETT FLETCHER, SHARON ST. PIERRE, DAVID SIMS,  
RONNIE HUBBARD OR ROBERT LAMONT  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Lori Garner whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on Jan 31-2019 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.

Certificate of Posting



EXHIBIT A

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 4.87 acres in the Jesse Korn Survey A-15 in conflict with the M. Ricndo Survey A-25, in Freestone County, Texas and being a part of a called 14.858 acre tract deeded from Randy Mitchae; to Neal & Co., Inc. dated April 9, 1985 and recorded in the Freestone County Deed Records in Freestone County Texas and said 4.87 acre tract being more particularly described by lines and bounds as follows, to wit:

BEGINNING at a found T iron for corner at a fence corner in the North margin of a county road and same being the Southeast corner of the said called 14.858 acre tract;

THENCE in a Southwesterly direction with a fence and with the North margin of the said road and with the South line of the said called 14.858 acre tract, as follows:

South 82° 48' 40" West a distance of 32.50 feet, found iron pin,

South 71° 13' 11" West a distance of 518.67 feet, found iron pin, and,

South 75° 33' 47" West a distance of 37.61 feet to a found T iron for corner at a fence corner in the said line and same being the Southwest corner of the said called 14.858 acre tract;

THENCE in a Northwesterly direction with a fence and with the West line of the said called 14.858 acre tract, North 0° 05' 09" West a distance of 437.09 feet, found T iron, and North 0° 07' 59" West a distance of 33.91 feet to an iron pin for corner in the said line and same being the Southwest corner of a 10.00 acre tract;

THENCE North 89° 56' 19" East with the South line of the said 10.00 acre tract a distance of 560.27 feet to an iron pin for corner in a fence and in the East line of the said called 14.858 acre tract and same being the Southeast corner of the said 10.00 acre tract;

THENCE South 0° 03' 41" East with a fence and with the east line of the said called 14.858 acre tract a distance of 291.17 feet to the PLACE OF BEGINNING.

Contains 4.87 acres of land.

CAD # 22169