

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2019 JUL -9 P 1:50  
BY TRACY SMITH  
CLERK

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: SEE EXHIBIT A
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/07/2015 and recorded in Book 913 Page 358 real property records of Hopkins County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place: Date: 09/03/2019 Time: 01:00 PM Place: Hopkins County, Texas, at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE COURTHOUSE 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 RONALD THOMAS, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, 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 REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC. 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. Finance of America Reverse, LLC. obtained a Order from the 62nd District Court of Hopkins County on 06/24/2019 under Cause No. CV44026. 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 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL, 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.

[Signature]
Mackie Wolf Zientz & 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

[Signature]
HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT,
ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD,
RANDY DANIEL OR CINDY DANIEL
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056
7-9-19

Certificate of Posting
I am \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.

4698802



## EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the Michael C. Garoutte Survey, Abstract No. 365, Hopkins County, Texas, and being all of the remainder of that certain 1.816 acre tract of land conveyed from Oma Thomas to Ronald Thomas, by Gift Deed, as recorded in Volume 421, Page 855, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found marked (Cooper) at the Southwest corner of the remainder of said 1.816 acre tract, and a Northwest corner of a 61.78 acre tract of land conveyed to Reggie Williams, by deed recorded in Volume 419, Page 83, Official Public Records, Hopkins County, Texas, said point lying in the East line of F. M. Road No. 275, (Variable Width R.O.W.), from said point, a 1/2 inch iron rod found marked (Cooper) at a Southwest corner of said 61.78 acre tract, bears South 17 Degrees 18 Minutes 20 Seconds East, a distance of 263.12 feet;

**THENCE**, North 17 Degrees 23 Minutes 16 Seconds West, along the West line of the remainder of said 1.816 acre tract, and the East line of said F. M. Road No. 275, a distance of 228.67 feet to a 60D nail found at an angle point in the West line of the remainder of said 1.816 acre tract, and the South point of a 1.78 acre tract of land conveyed to Jesse Pompa et ux, by deed recorded in Volume 42, Page 46, Real Property Records, Hopkins County, Texas;

**THENCE**, North 00 Degrees 36 Minutes 19 Seconds West, continuing along the West line of the remainder of said 1.816 acre tract, and the East line of said 1.78 acre tract, a distance of 29.23 feet to a 1/2 inch iron rod found marked (Cooper) at the Northwest corner of the remainder of said 1.816 acre tract, and a Southwest corner of said 61.78 acre tract;

**THENCE**, North 71 Degrees 00 Minutes 00 Seconds East, along the North line of the remainder of said 1.816 acre tract, and a South line of said 61.78 acre tract, a distance of 163.35 feet to a 1/2 inch iron rod found marked (Cooper) at the Northeast corner of the remainder of said 1.816 acre tract, and the Northwest corner of a 0.802 acre tract of land conveyed to Reggie Williams, by deed recorded in Volume 465, Page 53, Official Public Records, Hopkins County, Texas;

**THENCE**, South 17 Degrees 38 Minutes 33 Seconds East, along the East line of the remainder of said 1.816 acre tract, and the West line of said 0.802 acre tract, a distance of 256.55 feet to a 1/2 inch iron rod found marked (Cooper) at the Southeast corner of the remainder of said 1.816 acre tract, and the Southwest corner of said 0.802 acre tract, said point lying in a North line of said 61.78 acre tract;

**THENCE**, South 71 Degrees 03 Minutes 09 Seconds West, along the South line of the remainder of said 1.816 acre tract, and a North line of said 61.78 acre tract, a distance of 172.93 feet to the **POINT OF BEGINNING** and **CONTAINING** 44,077 square feet or 1.01 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

End Legal Description

Address(es) and parcel number(s) below are for informational purposes only and not for the purposes of insuring.

Commonly known as: 2048 FM 275 North, Cumby, TX, 75433

Parcel/CAD number:

FILED FOR RECORD IN:

HOCKESS COUNTY, TEXAS

DATE: JAN 16, 2015 AT 10:28A

AS (K/N) OF RECORD

DEBBIE SHIPLEY, COUNTY CLERK

CLERK NUMBER 251 PAGES 16

AMOUNT: \$4.00

RECEIPT NUMBER 15000321

BY LESLIE

THINE OF TEXAS

HOCKESS COUNTY, TEXAS

AS STATED HEREON BY ME, JAN 16, 2015

DEBBIE SHIPLEY, COUNTY CLERK

Recorded: JAN 20 2015

mail/enc. (2)