



NOTICE OF FORECLOSURE SALE 2018 MAY 24 P 12:47

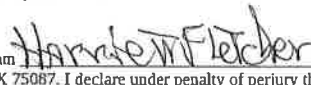
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 04/23/2013 and recorded in Book 846 Page 579 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: 08/07/2018  
Time: 01:00 PM  
Place: Hopkins County Courthouse, 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 MARY LINDA HOWLE AND HOWARD D. HOWLE, provides that it secures the payment of the indebtedness in the original principal amount of \$444,000.00, 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 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 62nd District Court of Hopkins County on 05/14/2018 under Cause No. CV43632. 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, DAVID SIMS, 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.

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 ✓ L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT,  
 DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE,  
 RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL  
 c/o AVT Title Services, LLC 5-24-18  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

  
 Certificate of Posting  
 I am Harriett Fletcher 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 5-24-18 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.



## EXHIBIT A

All that certain tract of parcel of land situated in the James Lee Survey A-1186 located about 7 miles South from the City of Sulphur Springs, Hopkins County, Texas, being part of those certain (Two) 3 acre tracts described in a Deed from W. E. Chamness, et ux, Marie Chamness to Howard D. Howle, et ux, Mary Linda Howle, dated May 1, 1970, recorded in Vol. 327, Page 468, Deed Records of Hopkins County, Texas and being more particularly described as follows;

BEGINNING at a ½ inch rebar found on the South East corner of said 3 acre tract (Tract Two) and being on the North East corner of a 2.97 acre tract (Tract Two) described in a Deed to Dean Howle, dated January 8, 1982, recorded in Vol. 430, Page 455, Deed Records of Hopkins County, Texas and being on the West boundary line of State Hwy. 154;

THENCE N 87 deg. 07 min. 47 sec. W along the South boundary line of said 3 acre tract (Tract Two) and the North boundary line of said 2.97 acre tract (Tract Two) a distance of 256.49 feet to a ½ inch rebar found for a corner;

THENCE N 10 deg. 11 min. 43 sec. E a distance of 201.49 feet to a ½ inch rebar found at a fence corner post;

THENCE S 87 deg. 45 min. 28 sec. E a distance of 284.87 feet to a ½ inch rebar found on the West boundary line of said State Hwy. 154 for a corner, said point being S 17 deg. 47 min. 00 sec. W a distance of 110.89 feet from the North East corner of said 3 acre (Tract1);

THENCE S 17 deg. 47 min. 00 sec. W (Bearing Basls along the West boundary line of said State Hwy. 154 a distance of 209.92 feet to the PLACE OF BEGINNING and containing 1.250 acres of land, more or less.