

F 202100002

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.

5965-279

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

1497 COUNTY ROAD 260, MEADOW, TEXAS 79345

LEGAL DESCRIPTION

SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF TERRY COUNTY

RECORDED ON JANUARY 2, 2015

UNDER DOCUMENT# 266545

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

INSIDE THE NORTH ENTRANCE OF THE TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TX

OCTOBER 5, 2021

1:00 PM - 4:00 PM

**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 § 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.

**OBLIGATIONS SECURED**

The Deed of Trust executed by CHARLES A. BULLARD and EPIE BULLARD, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, 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 the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

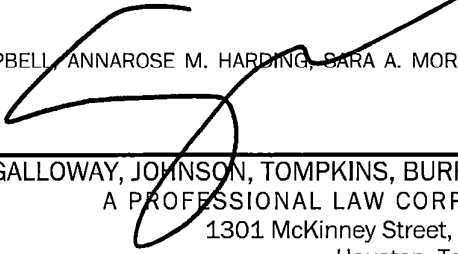
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RONALD BYRD, KEVIN KEY, JAY JACOBS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

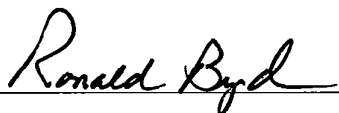
  
\_\_\_\_\_  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 8-12-2021

NAME Ronald Byrd

 TRUSTEE

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**EXHIBIT A – LEGAL DESCRIPTION**  
**1497 County Road 260, Meadow, Texas 79345**

A 3.23 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE OCCUPIED POSITION OF THE SE/4 OF SECTION 8, BLOCK D-8, E.L. & R.R. RY. CO. SURVEY, TERRY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE NAIL WITH FLASHER SET IN THE CENTERLINE OF INTERSECTION OF NORTH-SOUTH GRADED COUNTY ROAD 355 WITH EAST-WEST PAVED COUNTY ROAD 260, FOR THE OCCUPIED SOUTHEAST CORNER OF SAID SECTION 8 AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

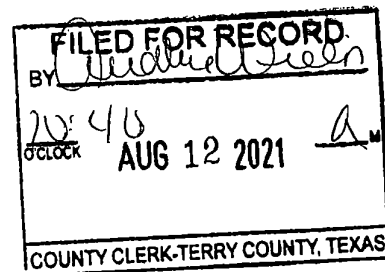
THENCE N. 1° 59' 00" E., ALONG SAID COUNTY ROAD 355 AND THE OCCUPIED EAST LINE OF SAID SECTION 8, A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT (ALL BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);

THENCE N.87° 41' 53" W., AT 25.0 FEET PASS A SET 1/2 IRON ROD WITH CAP MARKED

"NEWTON SURVEYING", IN ALL 320.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S.1° 59' 00" W., AT 415.0 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 440.00 FEET TO A CONCRETE NAIL WITH FLASHER SET IN SAID COUNTY ROAD 260 AND THE OCCUPIED SOUTH LINE OF SECTION 8, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S. 87° 41' 53" E., ALONG SAID COUNTY ROAD, 320.00 FEET TO THE PLACE OF BEGINNING.



**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 8-12-2021

NAME Ronald Byrd Ronald Byrd TRUSTEE

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