F 20250003

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: A PART OF BLOCK 5 OF THE EAST ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 5 OF THE EAST ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 5 A DISTANCE OF 140 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG A LINE PARALLEL TO THE NORTH BLOCK LINE OF SAID BLOCK 5 A DISTANCE OF 100 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE NORTH FOLLOWING A LINE PARALLEL TO THE WEST BASE LINC OF SAID BLOCK 5 A DISTANCE OF 140 FEET TO A POINT IN THE NORTH LINE OF BLOCK 5 OF THE EAST ADDITION ABOVE DESCRIBED;

THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 01/23/2013 and recorded in Document 259765 real property records of Terry County, Texas.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date:	03/04/2025
Time:	01:00 PM
Place:	Terry County, Texas at the following location: IN THE MAIN LOBBY BY THE NORTH ENTRANCE OF THE TERRY COUNTY COURTHOUSE NEAR THE BULLETIN BOARD, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 ERNEST SMITH AND LETA P. SMITH, provides that it secures the payment of the indebtedness in the original principal amount of $231,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 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.*** WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 obtained a Order from the 121st District Court of Terry County on 01/06/2025 under Cause No. 22391. 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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Fred Dickey 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 1/23/25 I filed this Notice of Foreclosure Sale at the office of the Terry County Clerk and caused it to be posted at the location directed by the Terry County Commissioners Court.

FILED FOR RECORD
BY Stacey Arroyo
1:50 O'CLOCK JAN 23 2025 P.M.
COUNTY CLERK-TERRY COUNTY, TEXAS

24-000254-210-1 // 402 E CARDWELL STREET, BROWNFIELD, TX 79316