

2025 FEB 20 PM 3:04

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.

RESERVE
NORTHERLY MENKE
COUNTY CLERK

1. *Property to Be Sold.* The property to be sold is described as follows: TRACT 1:

METES AND BOUNDS DESCRIPTION FOR A 17.042 ACRE TRACT OF LAND SITUATED IN THE JOHN GILLESPIE SURVEY, A-223, SAID 17.042 ACRE TRACT BEING OUT OF A CALLED 21.000 ACRE TRACT OF LAND, CONVEYED TO STANTON WAGERS, AS RECORDED IN VOLUME 203 PAGE 496, OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS. SAID 17.042 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALL BEARINGS AND DISTANCES BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83 IN FEET)

BEGINNING AT A 1-1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID 21.000 ACRE TRACT, AN INTERIOR CORNER OF A CALLED 79.86 ACRE TRACT OF LAND, CONVEYED TO FLOYD E. DOUGHTY AND MARGARET D. ANDERSON, AS RECORDED IN VOLUME 644 PAGE 641 OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 06 MINUTES 40 SECONDS EAST, WITH A NORTH LINE OF SAID 21.000 ACRE TRACT, A SOUTH LINE OF SAID 79.86 ACRE TRACT AND A NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 207.99 FEET TO A 4 INCH X 4 INCH CONCRETE MONUMENT FOUND FOR AN INTERIOR CORNER OF SAID 21.000 ACRE TRACT, AN INTERIOR CORNER OF SAID 79.86 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREES 44 MINUTES 13 SECONDS EAST, WITH AN EAST LINE OF SAID 21.000 ACRE TRACT, A WEST LINE OF SAID 79.86 ACRE TRACT AND AN EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 653.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 21.000 ACRE TRACT, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID 79.86 ACRE TRACT, SAID 1/2 INCH IRON ROD BEARS NORTH 84 DEGREES 28 MINUTES 33 SECONDS WEST A DISTANCE OF 0.84 FEET;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KANSTEINER ROAD (40 FOOT R.O.W.) AND THE SOUTHERLY PROPERTY LINE OF SAID 21,000 ACRE TRACT AND THE SOUTHERLY PROPERTY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES;

NORTH 71 DEGREES 25 MINUTES 07 SECONDS WEST, A DISTANCE OF 38.87 FEET TO AN ANGLE POINT;
NORTH 61 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 71.85 FEET TO AN ANGLE POINT;
NORTH 54 DEGREES 51 MINUTES 08 SECONDS WEST, A DISTANCE OF 83.41 FEET TO AN ANGLE POINT;
NORTH 55 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 80.17 FEET TO AN ANGLE POINT;
NORTH 59 DEGREES 12 MINUTES 19 SECONDS WEST, A DISTANCE OF 69.17 FEET TO AN ANGLE POINT;
NORTH 62 DEGREES 22 MINUTES 44 SECONDS WEST, A DISTANCE OF 6930 FEET TO AN ANGLE POINT;
NORTH 63 DEGREES 36 MINUTES 03 SECONDS WEST, A DISTANCE OF 141.95 FEET TO AN ANGLE POINT;
NORTH 62 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 78.64 FEET TO AN ANGLE POINT;
NORTH 63 DEGREES 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 81.96 FEET TO AN ANGLE POINT;

NORTH 63 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 48.01 FEET TO A 1/2 INCH ROD WITH CAP 6563 FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A CALLED 3.957 ACRE TRACT OF LAND, CONVEYED TO CEDROS RANCH, LLC, AS RECORDED IN VOLUME 842 PAGE 646 OF THE OFFICIAL RECORDS OF COLORADO COUNTY;

THENCE, NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID 3,957 ACRE TRACT, A DISTANCE OF 997.16 FEET TO A 1/2 INCH ROD WITH CAP 6563 FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AN INTERIOR CORNER OF THE RESIDUE OF A 63,097 ACRE TRACT OF LAND CONVEYED TO CEDROS RANCH, LLC, AS RECORDED IN VOLUME 696 PAGE 525 OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, THE NORTH CORNER OF SAID 3.957 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 1308 ACRE TRACT OF LAND CONVEYED TO STANTON WAGERS, AS RECORDED IN VOLUME 842 PAGE 649 OF THE OFFICIAL RECORDS OF COLORADO COUNTY;

THENCE, NORTH 26 DEGREES 38 MINUTES 21 SECONDS EAST, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF SAID 1.308 ACRE TRACT, A DISTANCE OF 534.77 FEET TO A 1/2 INCH ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 1.308 ACRE TRACT;

THENCE, NORTH 89 DEGREES 18 MINUTES 35 SECONDS EAST, WITH A NORTH LINE OF SAID 21.000 ACRE TRACT, A NORTH LINE OF THE HEREIN DESCRIBED TRACT AND A SOUTH LINE OF SAID 79.86 ACRE TRACT, A DISTANCE OF 155.79 FEET TO A 1-1/2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF SAID 21.000 ACRE TRACT AND AN INTERIOR CORNER OF SAID 79.86 ACRE TRACT, 1-1/2 INCH PIPE BEARS SOUTH LLO34°06" WEST A DISTANCE OF 0.64 FEET;

THENCE, SOUTH 02 DEGREES 09 MINUTES 48 SECONDS EAST, WITH AN EAST LINE OF SAID 21.000 ACRE TRACT, AN EAST LINE OF THE HEREIN DESCRIBED TRACT AND A WEST LINE OF SAID 79.86 ACRE TRACT, A DISTANCE OF 1,200.21 FEET TO THE POINT OF BEGINNING CONTAINING 17.042 ACRES (742,352 SQUARE FEET) OF LAND.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

TRACT 2:

METES AND BOUNDS DESCRIPTION FOR A 1.308 ACRE TRACT OF LAND LOCATED IN THE J. GILLISPE SURVEY, ABSTRACT 223, SAID 1.308 ACRE TRACT BEING OUT OF A CALLED 63,097 ACRE TRACT RECORDED IN VOLUME 696, PAGE 526, OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS, SAID 1.308 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83 IN FEET).

BEGINNING AT A 1/2 INCH IRON ROD IN THE COMMON BOUNDARY LINE TO A CALLED 79.86 ACRE TRACT RECORDED IN VOLUME 644, PAGE 641, O.P.R.C.C. AND THE NORTH LINE OF SAID 63.097 ACRE TRACT AND THE NORTH LINE OF A 21.000 ACRE TRACT RECORDED IN VOLUME 203 PAGE 496 DEED RECORDS OF COLORADO COUNTY, SAID "POINT OF BEGINNING" BEING SOUTH 89 DEGREES 18 MINUTES 36 SECONDS WEST A DISTANCE OF 155.86 FEET FROM A 1 1/4 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 21.000 ACRE TRACT

THENCE, ALONG THE WESTERLY LINE OF SAID 21.000 ACRE TRACT, SOUTH 26038,2T WEST, A DISTANCE OF 534.77 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "RPLS 6563 INCHES ;

THENCE, NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, A DISTANCE OF 475.11 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "RPLS 6563 INCHES BEING NORTH 89 DEGREES 18 MINUTES 35 SECONDS EAST A DISTANCE OF 628.87 FEET FROM A 2 INCHES IRON PIPE FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 79.86 ACRE TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF SAID 63.097 ACRE TRACT;

THENCE, NORTH 89 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 239.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.308 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/22/2022 and recorded in Book 995 Page 577 Document 1567 real property records of Colorado County, Texas.

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

Date: 05/06/2025

Time: 01:00 PM

Place: Colorado County, Texas at the following location: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING, 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 STANTON WAGERS, provides that it secures the payment of the indebtedness in the original principal amount of \$757,500.00, 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. *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 _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Colorado County Clerk and caused it to be posted at the location directed by the Colorado County Commissioners Court.