

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 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 11/21/2011 and recorded in Document 092684-2011 real property records of Lamar County, Texas.

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

Date: 06/04/2019

Time: 01:00 PM

Place: Lamar County Courthouse, Texas, at the following location: THE NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

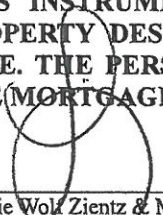
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 PATRICIA A. ROBINSON AND BOBBY G. ROBINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$141,000.00, 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, as trustee of FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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.** WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 obtained a Order from the 6th District Court of Lamar County on 03/20/2019 under Cause No. 88164. 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 ROBERT LAMONT, HARRIETT FLETCHER, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT,
DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, ,
RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087
04-04-19

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 Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 4th DAY OF Apr 2019.



EXHIBIT A

LEGAL DESCRIPTION

GF Number: 2011082860

Legal description of the land:

Being a 1.89 acre tract of land situated in the Maria Harrel 160 acre Survey, Abstract No. 458, Lamar County, Texas, being that same tract of land described in deed to Bobby G. Robinson and wife, Patricia A. Robinson, as recorded in Volume 927, Page 117, Deed Records of Lamar County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod on the west line of County Road 44050, being the northeast corner of that certain tract of land described in deed to Billy Mike Smith and wife, Peggy Smith, as recorded in Volume 648, Page 29, said Deed Records, and the southeast corner of the herein described tract;

THENCE South 89° 13' 52"⁰⁰ West, departing said west line along the north line of said Smith tract, a distance of 433.66 feet to a point on the east line of Lot 8, Block B, Cripple Creek Addition, an addition in Lamar County, recorded in Envelope 347-A, Plat Records of Lamar County, from which a found 1/2-inch iron rod bears North 44° 27' 51"⁰⁰ West, a distance of 2.22 feet;

THENCE North 00° 42' 33"⁰⁰ East, along said east line, a distance of 189.96 feet to a set 1/2-inch iron rod;

THENCE North 89° 13' 52"⁰⁰ East, a distance of 435.00 feet to a set 1/2-inch iron rod on the aforementioned west line of County Road 44050;

THENCE South 01° 06' 48"⁰⁰ West (bearing basis from aforementioned deed 927/117), along said west line, a distance of 190.00 feet to the POINT OF BEGINNING and containing 82,478 square feet or 1.89 acres of land.