

NOTICE OF FORECLOSURE SALE

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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 11/12/2012 and recorded in Document 102173-2012 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: 03/07/2017
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 GLORIA OBERT, provides that it secures the payment of the indebtedness in the original principal amount of \$87,750.00, 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, 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 Wolff Attorney at Law
 L/Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Joseph Modric, 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,
 RANDY DANIEL OR CINDY DANIEL
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

1-13-17

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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.

Certificate of Posting



4605810



EXHIBIT A - Legal Description

All that certain parcel of land situate in the City of Paris, County of Lamar and State of Texas bounded and described as follows:

Being two called one acre tract of land situated about 7 miles South 50° East from the City of Paris, Lamar County, Texas, a part of the Thomas Hill Survey, Abstract no. 391, as follows:

TRACT ONE

Situated about 7 miles South 50 degrees East from the City of Paris, Lamar County, Texas; being a part of the Thomas Hill Survey, Abstract No. 391; and being a part of a 36.493 acre tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of Texas and Troy C. Cutbirth, dated April 11, 1973, recorded in Volume 545, Page 780, Lamar County Deed Records.

BEGINNING at a steel rod set for corner in the East boundary line of E. M. Highway No. 905, said point being Northwesterly a distance of 109.3 feet from the Southwest corner of said 36.493 acre tract, measured along said East boundary line of F. M. Highway No. 905:

THENCE East, 433.5 feet to a steel rod set for corner;

THENCE North, 98.4 feet to a steel rod set for corner;

THENCE West, 450.8 feet to a steel rod set for corner;

THENCE along the East boundary line of F. M. Highway No. 905 along a curve to the left having a radius of 1105.9 feet and a central angle of 05 degrees 11 minutes, a distance of 99.9 feet to the place of beginning containing 1.00 acre of land.

TRACT TWO

Situated about 7 miles South 50 degrees East from the City of Paris, Lamar County, Texas; being a part of the Thomas Hill Survey, Abstract No. 391, and being a part of a 36.493 acre tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of Texas and Troy C. Cutbirth, dated April 11, 1973, recorded in Volume 545, Page 780, Lamar County Deed Records.

BEGINNING at a steel rod set for corner in the East boundary line of F. M. Highway No. 905, at the Southwest corner of said 36.493 acre tract;

THENCE North 89 degrees 32 minutes East, 404.5 feet along the South boundary line of said 36.493 acre tract to a steel rod set for corner;

THENCE West, 102.0 feet to a steel rod set for corner;

THENCE West, 433.5 feet to a steel rod set for corner;

THENCE along the East boundary line of said F. M. Highway along a curve to the left having a radius of 1105.92 feet and a central angle of 05 degrees 40 minutes, a distance of 109.3 feet to the place of beginning containing 1.00 acre of land.

Being the same property as transferred by deed dated 07/15/87, recorded 07/15/87, from Larry Pate and wife, Sherry Pate, to Chester Obert and wife, Gloria Obert, recorded in book 711, page 525.

Tax id#: 49393

GLORIA OBERT

7643 FARM RD 905
Paris, Texas 75462