

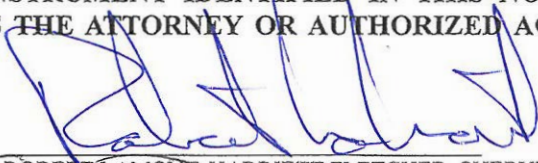
**NOTICE OF FORECLOSURE SALE** MAY 15 AM 11:24

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 12/18/2014 and recorded in Document 121353-2014 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: 07/04/2017  
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 EVALYN KAY SHOEMATE, provides that it secures the payment of the indebtedness in the original principal amount of \$280,500.00, 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 mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. 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.** REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 6th District Court of Lamar County on 04/26/2017 under Cause No. 86280 . 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  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

 5-15-17  
 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

Certificate of Posting

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.



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): A0406-0050-0000-25

Land Situated in the City of Paris in the County of Lamar in the State of TX

Situated about 14 miles North, 43 deg. East, from the City of Paris, Lamar County, Texas, a part of the Josiah Hart Survey, Abstract No. 406, also being a part of a called 25.00 acre tract of land conveyed to Ernest Shoemate and Kay Shoemate by deed recorded in Volume 177, Page 095, of the Lamar County Real Property Records, and being further described as follows:

Beginning at an iron pin set at the Southwest corner of said 25.00 acre tract and at the Southeast corner of a tract of land conveyed to Mike Boswell and Debbie Boswell by deed recorded in Volume 1609, Page 069, of the Lamar County Official Public Records (all set iron pins are 1/2" with caps stamped RB Chaney RPLS 4057);

Thence North with the West Line of the 25.00 acre tract and East Line of said Boswell tract (bearing per West Line 25.00 acres V. 177, P. 095, L.C.R.P.R.), at 27.75 feet passing a found post, continuing with an established fence along said common line in all a distance of 1050 feet to an iron pin set at the most Westerly Southwest corner of a 12.729 acre tract previously conveyed out of the 25.00 acre tract of land and described in a deed to Bradley Ramsey and Ragar Ramsey recorded as Lamar County Document No. 104979-2013;

Thence Easterly and Southerly with the South and West Lines of said 12.729 acre tract the following:

North 89°07'15" East a distance of 313.24 feet to a post found for corner;  
South 09°17'43" East a distance of 224.71 feet to a post found for corner;  
South 25°56'29" West a distance of 206.11 feet to a post found for corner;  
South 82°01'02" East a distance of 376.88 feet to a post found for corner;  
South 00°09'49" West a distance of 498.47 feet to a post found for corner;  
South 85°32'12" East a distance of 9.35 feet to an iron pin set for corner;  
South 00°07'37" West a distance of 85.00 feet to an iron pin found in the South Line of the 25.00 acre tract, at the most Southerly Southwest corner of the 12.729 acre tract;

Thence South 89°00'02" West with the South Line of the 25.00 acre tract and the North Line of the Third Tract referenced in a release to James E. Shoemate and Betty Ruth Shoemate recorded in Volume 593, Page 955, of the Lamar County Deed Records a distance of 640.37 feet to the place of beginning, and containing 12.047 acres of land.