

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: EXHIBIT "A"
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/24/2012 and recorded in Book 1704 Page 561 real property records of Hill County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 09/04/2018
Time: 11:00 AM
Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY 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 LEONARD BENNETT AND MARY D BENNETT, provides that it secures the payment of the indebtedness in the original principal amount of \$79,500.00, 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 TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF, 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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Vori 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

[Signature: Donna Stockman]
TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 JUL 17 P 1:01

Escrow File No.: 12-8094

EXHIBIT "A"

Legal Description of land: All that certain lot, tract or parcel of land being all of Lot 4, Block 3 of the Heather Heights Subdivision, Phase 2 Addition to the City of Itasca, Hill County, Texas, according to plat recorded in Volume 957, Page 268 of the Official Public Records of Hill County. Said land is a part of those certain tracts described in a deed from Oakwood Acceptance Corporation to Darrell Lynn Marriott et ux, Kandace Marriott recorded in Volume 1123, Page 487 of the Official Public Records of Hill County, more particularly described as follows: BEGINNING at a 1/2" iron rod found in the north line of "K" Lane for the southeast corner of said Lot 4; THENCE with the north line of "K" Lane, S 60°05'52" W 100.00 feet to a 1/2" iron rod found for the southwest corner of said Lot 4; THENCE N 29°43'47" W 162.98 feet to a 1/2" iron rod found for the northwest corner of said Lot 4; THENCE N 60°14'37" E 99.95 feet to a 1/2" iron rod found for the northeast corner of said Lot 4; THENCE S 29°44'49" E 162.73 feet to the place of beginning, containing 0.373 acres of land. The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.