

(11)

FILED AT 2:20 O'CLOCK PM

MAY 30 2017

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 COUNTY 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 07/11/2012 and recorded in Document 255452 real property records of Coryell County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 08/01/2017
 Time: 10:00 AM
 Place: Coryell County Courthouse, Texas, at the following location: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO 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 JIMMIE ALLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$126,000.00, 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. **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, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ 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.

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

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ 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 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 Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 099410000

Land Situated in the City of Gatesville in the County of Coryell in the State of TX

BEING all that tract of land in the City of Gatesville, Coryell County, Texas, and being all that tract of land described in a deed to Nancy Allen as recorded in Document Number 1.36127 of the Deed Records of Coryell County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found capped ".3879" at the Southwest corner of said Allen tract as stated in the description of that called 1.3467 acres of land described in a deed to H.E. Butt Grocery Company as recorded in Document Number 941.30 of the Deed Records of Coryell County, Texas;

THENCE North 01 degrees 05 minutes .35 seconds East, 12.3.00 feet to a 1/2 inch steel rod set in the South line of Saunders Street at the Northwest corner of said Allen tract;

THENCE South 88 degrees 54 minutes 28 seconds East, 68.91 feet to a 1/2 inch steel rod set in the South line of Saunders Street at the Northeast corner of said Allen tract;

THENCE South 01 degrees 05 minutes .35 seconds West, 12.3.00 feet to a 1/2 inch steel rod set at the Southeast corner of said Saunders tract, a 1/2 inch steel rod found capped ".3879" at the Southeast corner of the Marvin H Glockzin tract as recorded in Volume 400, page 852 of the Deed Records of Coryell County, Texas, bears North 88 degrees 54 minutes 28 seconds East 69.97 feet for reference, as stated in said H.E. Butt Grocery Company deed;

THENCE North 88 degrees 54 minutes 28 seconds West, 68.91 feet to the Point of Beginning containing 0.195 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1412 Saunders Street, Gatesville, TX 76528

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and of the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

255452

FILED FOR RECORD
AT 11 O'CLOCK A M

JUL 25 2012

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS