

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD  
2019 MAR 31 10:39 AM  
LAMB COUNTY, TX  
#6301

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 11/29/2011 and recorded in Book 679 Page 554 real property records of Lamb County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 05/07/2019
Time: 10:00 AM
Place: Lamb County Courthouse, Texas, at the following location: THE STEPS AT THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB 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 SHERYL S. JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$137,250.00, 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 154th District Court of Lamb County on 03/12/2019 under Cause No. DCV-20069-18. 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 RONALD BYRD, JOSE A. BAZALDUA OR ANTONIO BAZALDUA, 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 & 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

[Signature: Ronald Byrd]
RONALD BYRD, JOSE A. BAZALDUA OR ANTONIO BAZALDUA
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am [Signature: Ronald Byrd] 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 3-21-19 I filed this Notice of Foreclosure Sale at the office of the Lamb County Clerk and caused it to be posted at the location directed by the Lamb County Commissioners Court.



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 12071

Land Situated in the City of Littlefield in the County of Lamb in the State of TX

Tract I: A 230' x 660' tract of land out of the S/41.8 acres of Labor Sixteen (16), League 664, State Capitol Lands, Lamb County, Texas, described by metes and bounds as follows:

Beginning at a 1/2' rebar set in the North right of way of FM Hwy, 54, for the Southeast corner of this tract, from whence the Southeast corner of Labor 16 bears South 89 deg. 27' 30" East, a distance of 528' and South 0 Deg. 35' 30" West 59':

thence North 89 Deg. 27' 30" West, a distance of 230' to a 1/2' rebar set for the Southwest corner of this tract and the Southeast corner of Lot 1, Hollis Smith Subdivision;

thence North 0 Deg. 35' 30" East, along the East line of Hollis Smith Subdivision, a distance of 660' to a 1/2' IP found for the Northeast corner of the Hollis Smith Subdivision, and the Northwest corner of this tract;

thence South 89 Deg. 27' 30" East, a distance of 230' to a 1/2' rebar set for the Northeast corner of this tract;

thence South 0 Deg. 35' 30" West, a distance of 660' to the Place of Beginning.

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: 1613 Fm 54, Littlefield, TX 79339-6006