

MAY 25 2018

MARK STAPLES  
County Clerk, Anderson County, Texas  
By CM Deputy

## 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: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/06/2013 and recorded in Book 2388 Page 0668 real property records of Anderson County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 08/07/2018  
Time: 10:00 AM  
Place: Anderson County Courthouse, Texas, at the following location: THE STEPS ON THE EAST SIDE 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 FRANCIS N (BUCK) JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$330,000.00, 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 REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC. 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 LORI GARNER, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD OR ROBERT LAMONT, 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



LORI GARNER, SHERYL LAMONT, HARRIETT FLETCHER,  
DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE  
RONNIE HUBBARD OR ROBERT LAMONT  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Sharon St. Pierre Certificate of Posting  
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 May 25, 2018 I filed this Notice of Foreclosure Sale at the office of the  
Anderson County Clerk and caused it to be posted at the location directed by the Anderson County Commissioners Court.



Exec File No: 131436-FBVC

EXHIBIT "A"

All that certain lot, tract or parcel of land, containing 30.99 acres, (32.478 acres save & except 1.388 acre and 0.058 acre) situated in the S. W. Perry Survey, A-607, in Anderson County, Texas, and being more particularly described as follows:

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BEGINNING at an iron rod from which a 28" Hkcy. X hrs. N 23 deg. 30' E. 3.4 vrs. and a 20" Hky X hrs. S. 15 deg. 30' W. 2.4 vrs., set in the SBL of the B. B. Stallcup Survey, A-731, for a NE corner of the S. W. Perry Survey, A-607, and the NW corner of the W. E. Allcorn Survey, A-74, and NE corner of the 54.13 acre tract of land, the NW corner of the E. R. Stephenson 108.3 acre tract of land, and in the SBL of the City of Palestine Airport;

THENCE S. 14 deg. 27' E. with the common boundary line of the Perry and Allcorn Surveys, and with an old wire fence, 284.1 vrs. to an iron rod set for the NE corner of Second Tract of 10.826 acres of land;

THENCE S. 76 deg. 49' W. with a marked line, the common boundary of the First and Second Tract of land, 707.9 vrs. to an iron spike set in an oiled public road for the NW corner of Second Tract of land and in the WBL of the 54.13 acre tract of land;

THENCE N. 1 deg. 45' W. with the WBL of the 54.13 acre tract of land, and in the oiled public road, 263 vrs. to an iron spike for the NW corner of the 54.13 acre tract of land, this point being the SW corner of a 6.4 acre tract of land;

THENCE N. 74 deg. 30' E. with an old wire fence, the NEBL of the 54.13 acre tract of land, the SBL of the 6.4 acre tract of land, the City of Palestine Airport, and part of the SBL of the B. B. Stallcup Survey, 649.5 vrs. to the place of beginning, containing 32.478 acres of land, and being the same land described as First tract in the Field Notes of W. B. Chambers, dated July 5, 1967, recorded in the Deed Records of Anderson County, Texas, and being the same land conveyed by George A. Wallace et ux et al to Helen E. Lane et al, dated July 11, 1967, of record in Vol. 737, at page 324, of the Deed Records of Anderson County, Texas.

SAVE & EXCEPT:

BEGINNING at the point of intersection of the proposed East right of way line on proposed State F.M. Highway No. 3224, as surveyed by State Highway Engineers in 1972, with the North property line of said 32.478 acre tract, said point bears South 74° 08' 24" West a distance of 1753.74 feet from the Northeast corner of said 32.478 acre tract;

THENCE in a Southeasterly direction with said proposed East right of way line, 50 feet from and concentric to the proposed centerline on said proposed highway, a distance of 488.15 feet with a curve to the right, (same having a long chord bearing South 8° 44' 40" East a distance of 484.77 feet, a radius of 1195.92 feet and a central angle of 23° 23' 13");

THENCE South 2° 56' 58" West continuing with said proposed East right of way line a distance of 253.75 feet to the point of intersection of said proposed East right of way line with the South property line of said 32.478 acre tract;

THENCE South 73° 22' 27" West with said South property line a distance of 60.44 feet to the Southwest corner of said 32.478 acre tract, said Southwest corner being in the centerline of a public road;

THENCE North 3° 58' 55" West with the centerline of said public road, same being common with the West property line of said 32.478 acre tract, a distance of 737.84 feet to the Northwest corner of said 32.478 acre tract;

THENCE North 74° 08' 24" East with the North property line of said 32.478 acre tract a distance of 50.43 feet to the point of beginning, containing an area of 1.388 acres of land, more or less, of which 0.339 of one acre is in the existing public road;

**SAY & EXCEPT:**

Being 0.058 of one acre of land, more or less, out of and a part of that certain 32.478 acre tract of land, lying and being in the Ston W. Perry Survey, A-607, Anderson County, Texas; said 32.478 acre tract being the same land described in a deed from Melvin Barcelo et ux to Francis N. (Buck) Johnson, dated March 17, 1972, recorded in Volume 793, Page 607, Deed Records of Anderson County, Texas; said 0.058 of one acre of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a stake for corner in the said proposed East right of way line, said stake bears South 74° 08' 24" West a distance of 1753.74 feet and South 17° 23' 12" East a distance of 127.47 feet from the Northeast corner of said 32.478 acre tract;

THENCE North 86° 53' 37" East a distance of 54.68 feet to a stake for corner;

THENCE South 3° 06' 23" East a distance of 50 feet to a stake for corner;

THENCE South 86° 53' 37" West a distance of 45.86 feet to a stake for corner in the said proposed East right of way line;

THENCE with said proposed East right of way line as follows: North 12° 30' 09" West a distance of 25.34 feet and North 13° 43' 07" West a distance of 25.44 feet to the point of beginning, containing an area of 0.058 of one acre of land, more or less.

**End Legal Description**

Address(es) and parcel number(s) below are for informational purposes only and not for the purposes of insuring.

Commonly known as: 630 FM 3224, Palestine, TX, 75803

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