

FEB 05 2021

NOTICE OF FORECLOSURE SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY: *Rachel J. King* DEPUTY

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 OR 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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF NAVARRO, DESCRIBED AS FOLLOWS:

TRACT 1

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 1.00 ACRE, MORE OR LESS, SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 726, NAVARRO COUNTY, TEXAS, AND BEING A PART OF THE 34.163 ACRES TRACT DESCRIBED IN DEED FROM DAVID BELL TO BUFORD DYER ET AL, DATED JUNE 24, 1980, RECORDED IN VOLUME 938, PAGE 137, DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN SOUTH LINE OF AFORESAID 34.163 ACRE TRACT, AND BEING 800.47 FEET NORTH 58 DEGREES EAST FROM THE SOUTHWEST CORNER OF SAID 34.163 ACRES,

THENCE NORTH 32 DEGREES WEST 193.6 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 58 DEGREES 48 MINUTES EAST 225 FEET TO A POINT FOR THE NORTHEAST CORNER;

THENCE SOUTH 31 DEGREES 52 MINUTES EAST 193.6 FEET TO A STAKE FOR THE SOUTHEAST CORNER AND SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 1.081 ACRES TRACT DESCRIBED IN DEED DATED MAY 19, 1987 FROM BUFORD DYER TO ROBERT LIST AND WIFE, LEANNA LIST, RECORDED IN VOLUME 4070, PAGE 234, DEED RECORDS OF NAVARRO COUNTY, TEXAS; AND BEING IN THE SOUTH LINE OF SAID 34.163 ACRE TRACT;

THENCE SOUTH 58 DEGREES 48 MINUTES WEST 225 FEET TO THE PLACE OF BEGINNING, AND CONTAINING ONE ACRE OF LAND, MORE OR LESS.

TRACT 2 (30 FEET ACCESS EASEMENT): A RIGHT OF WAY EASEMENT 30 FEET IN BREADTH AND EXTENDING FROM THE SAID COUNTY ROAD 3015 AT THE NORTHEAST CORNER OF THE LIST TRACT, SOUTH ALL THE WAY TO THE JOLAS TRACT AS DESCRIBED IN SAID RIGHT OF WAY EASEMENT AGREEMENT TO ROBERT E. LIST, SR. DATED AUGUST 8, 1984, RECORDED IN DEED DATED NOVEMBER 15, 2005 FROM WALTER MORTGAGE COMPANY TO JAMES W. SMITH, A SINGLE PERSON, IN VOLUME 1797, PAGE 675 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION OF SUCH AREA OR QUANTITY, BUT IS FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF. APN: 60973

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/25/2015 and recorded in Document 00005261 real property records of Navarro County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 04/06/2021

Time: 11:00 AM

Place: Navarro County, Texas at the following location: THE FRONT STEPS OF THE NAVARRO 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 SUE SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, 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 Dallas Parkway
Dallas, TX 75254

This foreclosure sale is being conducted under the exception referenced in Governor Abbott's Executive Order GA-28(1)(a)

Certificate of Posting
I am Nolene McCoslin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 2/4/2021 I filed this Notice of Foreclosure Sale at the office
of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

