

POSTED
FILED FOR RECORD
TIME 02:14 pm

JAN 04 2019


Sharon Ferguson Brown County Clerk
Deputy Smille


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 01/11/2008 and recorded in Book 1690 Page 70 real property records of Brown County, Texas
- 3 Date, Time, and Place of Sale** The sale is scheduled to be held at the following date, time, and place
Date 03/05/2019
Time 10 00 AM
Place Brown County Courthouse, Texas, at the following location ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 INA E TIMBERLAKE, provides that it secures the payment of the indebtedness in the original principal amount of \$125,250.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note Reverse Mortgage 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 JUANITA COX, LINDA REPERT JIMMY CARROLL BREWER, STEPHEN RAWLINGS, L KELLER MACKIE, MICHAEL W ZIENTZ OR BRANDON WOLF, 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 PC
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


JUANITA COX, LINDA REPERT JIMMY CARROLL BREWER
STEPHEN RAWLINGS L KELLER MACKIE MICHAEL W
ZIENTZ OR BRANDON WOLF
c/o AVT Title Services LLC
1101 Ridge Rd Suite 222
Rockwall, TX 75087

I am Linda Reppert 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 1/4/2019 I filed this Notice of Foreclosure Sale at the office of the
Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court

ASAPIDH 468068

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Sharon Ferguson Brown County Clerk

2008 BK VOL PG
425 PR 169A 81

Deputy _____

GF No 07-79001260

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in Brown County, Texas and being all of Lot 5 Block 5, of the Taber Addition to the City of Brownwood, Texas, said tract being known as 1815 Vincent Street and being more fully described as follows

BEGINNING at an iron stake in the ground at the West corner of intersection of Vincent Street and Avenue K, said stake being located at the East corner of said Lot 5,

THENCE South 48 degrees 45 minutes 00 seconds West 150 00 feet to an iron stake in the ground in the Northeast line of a 15 foot Alley;

THENCE North 31 degrees 30 minutes 00 seconds West 70 00 feet along said Northeast line to an iron stake in the ground,

THENCE North 48 degrees 45 minutes 00 seconds East 150 00 feet to an iron stake in the ground in the Southwest line of Vincent Street,

THENCE South 31 degrees 30 minutes 00 seconds East 70 00 feet along said Southwest line to the place of BEGINNING

INSTRUMENT NO 425

FILED JANUARY 18 2008 10 10 AM

RETURN TO

WORLD ALLIANCE FINANCIAL CORP
3 HUNTINGTON QUADRANGLE
3RD FLOOR
MELVILLE NY 11747

RECORDED
COMPARED
INDEXED

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
STATE OF TEXAS
COUNTY OF BROWN
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real property of Brown County Texas



DEPUTY: *Bernal*
MARGARET WOOD COUNTY CLERK
BROWN COUNTY TEXAS