

### 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", attached

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated February 6, 2008, and recorded in real property records of Brown County, Texas as Document No 60-1087, in Volume 1693, Page 183-94

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

Date July 2, 2019

Time 10 00 AM

Place. Brown County Courthouse, Texas at the following location. SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

**3. 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 § 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.

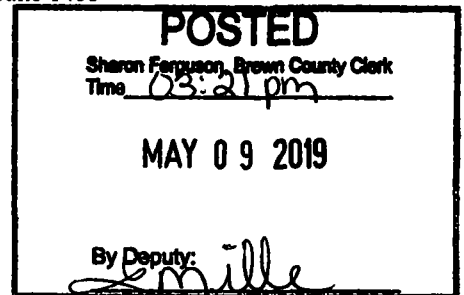
**4. Obligations Secured.** The Deed of Trust executed by MELBA CURRY AND SAMMY LEON CURRY, provides that it secures the payment of the indebtedness in the original principal amount of \$109,500 00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note NEXBANK SSB is the current mortgagee of the note and deed of trust REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer A servicing agreement between the mortgagee, whose address is 14405 Walters Rd , Suite 200, Houston, Texas 77014, and the mortgage servicer exists TEXAS PROPERTY CODE § 51 0025 authorizes the mortgage servicer to collect the debt

**5. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51 0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Linda J. Reppert, Howard Whitney, or Branch M Sheppard as 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.**

Sara M. Rollan  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,  
A PROFESSIONAL LAW CORPORATION  
Branch M. Sheppard, Attorney at Law  
Sara A. Morton, Attorney at Law  
Sara M Rollan, Attorney at Law  
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Houston, Texas 77010  
(713) 599-0700

Linda J. Reppert  
LINDA J REPERT, HOWARD WHITNEY, OR  
~~BRANCH M SHEPPARD~~  
c/o Galloway Johnson Tompkins Burr & Smith  
1301 McKinney Drive, Suite 1400  
Houston, Texas 77010  
(713) 599-0700



I am Linda J. Reppert whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith 1301 McKinney Drive, Suite 1400, Houston, TX 77010 I declare under penalty of perjury that on May 9, 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

**EXHIBIT A**

**FIELD NOTES** FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 3, BLOCK 19, OF THE COGGIN ADDITION TO THE CITY OF BROWNWOOD, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 1, PAGE 120, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM DON JOHNSON RENTALS TO MELBA MCADAMS MILLER AS RECORDED IN VOLUME 1278, PAGE 527, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 1315 AVENUE J AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON PIPE FOUND IN THE GROUND AT THE NORTH CORNER OF THE INTERSECTION OF AVENUE J AND 2ND STREET, SAID PIPE MARKING THE SOUTH CORNER OF SAID LOT 3 AND THIS TRACT;

**THENCE N 31° 30' 00" W 149.68'** (BASIS OF BEARING – PLAT CALL) ALONG THE NORTHEAST LINE OF 2ND STREET TO A 1" BOLT FOUND IN THE GROUND, SAID BOLT MARKING THE WEST CORNER OF THIS TRACT;

**THENCE N 55° 26' 28" E 50.18'** TO A 1/2" IRON PIPE FOUND IN THE GROUND, SAID PIPE MARKING THE NORTH CORNER OF THIS TRACT;

**THENCE S 31° 25' 33" E 148.68'** TO A 3/8" IRON STAKE FOUND IN THE GROUND IN THE NORTHWEST LINE OF AVENUE J, SAID STAKE MARKING THE EAST CORNER OF THIS TRACT;

**THENCE S 54° 17' 13" W 50.05'** ALONG SAID NORTHWEST LINE TO THE PLACE OF BEGINNING.

