

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 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 BROWN, DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF BANGS, BROWN COUNTY, TEXAS, BEING THE SOUTHWEST PART OF LOT NO. 10 OF BLOCK NO. 23 OF THE TOWN OF BANGS, BROWN COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
THE WEST 80 FEET OF LOT NO. 10 OF BLOCK NO. 23 IN THE TOWN BANGS, BROWN COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 10, AT THE INTERSECTION OF THE NORTH LINE OF FITZGERALD STREET WITH THE EAST LINE OF FIRST STREET;
THENCE EAST WITH THE SOUTH LINE OF SAID LOT, 80 FEET;
THENCE NORTH 50 FEET TO THE NORTH LINE OF SAID LOT;
THENCE WEST WITH SAID NORTH LINE, 80 FEET TO THE WEST LINE OF SAID BLOCK;
THENCE SOUTH WITH SAID WEST LINE OF SAID BLOCK, 50 FEET TO THE PLACE OF BEGINNING.
SAVE AND EXCEPT, HOWEVER, THE NORTH 11 FEET OF LOT NO. 10, BLOCK 23, AS DESCRIBED IN DEED DATED OCTOBER 22, 1985, FROM CLARA MAE THOMAS TO ROBERT W. PRINCE RECORDED IN VOLUME 925, PAGE 863, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS.
NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.
APN: 48314

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/27/2016 and recorded in Document 2016 701 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: 12/01/2020

Time: 10:00 AM

Place: Brown County, 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 COMMISSIONER'S COURT or as designated by the County Commissioners Court.

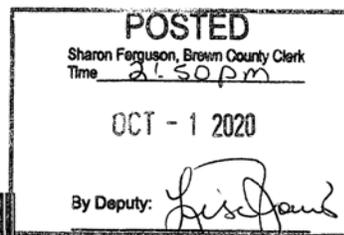
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 ASHLEY N. LEVERETT-RUST AND JAMES H. RUST, provides that it secures the payment of the indebtedness in the original principal amount of \$96,600.00, 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 35th District Court of Brown County on 09/18/2020 under Cause No. CV2007309. 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 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 Sharon Ferguson 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 October 1, 2020 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.

