

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: FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 131, 132 AND 133 OF THE THUNDERBIRD BAY SUBDIVISION, SECTION 1 OF BROWN COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 4, PAGE 15, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM CRYSTAL SWANNER TO JAMES ANDERSON, ET UX, AS RECORDED IN VOLUME 1236, PAGE 220, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS ? AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2-3/8 INCHES IRON PIPE FENCE CORNER FOUND IN THE GROUND IN THE WEST LINE OF TAMARACK DRIVE FROM WHICH A 1/2 INCH IRON STAKE FOUND IN THE GROUND IN SAID WEST LINE BEARS NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST 110.00 FEET (BASES OF BEARING-PLAT CALL), SAID STAKE FOUND MARKING THE NORTHEAST CORNER OF LOT 29 OF SAID SUBDIVISION. SAID FENCE CORNER MARKING THE NORTHEAST CORNER OF SAID LOT 131 AND THIS TRACT;
THENCE SOUTH 00 DEGREES 05 MINUTES 32 SECONDS EAST 164.61 FEET ALONG SAID WEST LINE OF A 2-3/8 INCHES IRON PIPE FENCE CORNER FOUND IN THE GROUND, SAID FENCE CORNER MARKING THE SOUTHEAST CORNER OF SAID LOT 133 AND THIS TRACT, AT 55 FEET THE SOUTHEAST CORNER OF SAID LOT 131 AND THE NORTHEAST CORNER OF SAID LOT 132 AND A 110 FEET THE SOUTHEAST CORNER OF SAID LOT 132 AND THE NORTHEAST CORNER OF SAID LOT 133;
THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 99.38 FEET ALONG A FENCE LINE AND THE PROJECTION THEREOF TO A 3/8 INCH IRON STAKE SET IN THE GROUND, SAID STAKE MARKING THE SOUTHWEST CORNER OF SAID LOT 133 AND THIS TRACT;
THENCE NORTH 00 DEGREES 03 MINUTES 58 SECONDS EAST 55.01 FEET TO A 3/8 INCH IRON STAKE FOUND IN THE GROUND. SAID STAKE MARKING THE NORTHWEST CORNER OF SAID LOT 133 AND THE SOUTHWEST CORNER OF SAID LOT 132 AND AN ANGLE CORNER OF THIS TRACT;
THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS EAST 54.91 FEET TO A 3/8 INCH IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE NORTHWEST CORNER OF SAID LOT 132 AND THE SOUTHWEST CORNER OF SAID LOT 131 AND AN ANGLE CORNER OF THIS TRACT;
THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS EAST 54.98 FEET TO A 3/8 INCH IRON STAKE SET IN THE GROUND, SAID STAKE MARKING THE NORTHWEST CORNER OF SAID LOT 131 AND THIS TRACT;
THENCE SOUTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 98.87 FEET ALONG A FENCE LINE AND THE PROJECTION THEREOF TO THE PLACE OF BEGINNING.
APN: 47004

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/05/2009 and recorded in Book 1732 Page 230 Document 2009 194 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: 11/03/2020

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 JAMES ANDERSON AND KAREN ANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, 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.



Sharon Ferguson, Brown County Clerk
Time 2:15 pm

POSTED

SEP 04 2020

By Deputy: *[Signature]*

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 Linda A. Reppert 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 September 4, 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.

POSTED
 Sharon Ferguson, Brown County Clerk
 Time _____
 SEP 04 2020
 By Deputy: _____