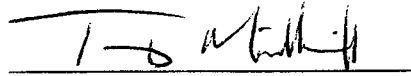


## NOTICE OF FORECLOSURE SALE

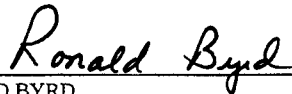
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/25/2011 and recorded in Book 288 Page 807 Document 2011-00016112 real property records of Bailey County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 11/06/2018  
Time: 10:00 AM  
Place: Bailey County Courthouse, Texas, at the following location: THE EASTERLY COURTHOUSE DOOR FACING STATE HIGHWAY 214 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 TINA VILLALOBOS AND CRUZ VILLALOBOS, provides that it secures the payment of the indebtedness in the original principal amount of \$99,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC 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 Finance of America Reverse, LLC 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.** Finance of America Reverse, LLC obtained a Order from the 287th District Court of Bailey County on 09/17/2018 under Cause No. 9901. 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 RONALD BYRD, 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  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



RONALD BYRD  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Ronald Byrd 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 9-20-18 I filed this Notice of Foreclosure Sale at the office of the  
Bailey County Clerk and caused it to be posted at the location directed by the Bailey County Commissioners Court.

**Exhibit "A"**

LEGAL DESCRIPTION:

A 1.215 ACRE TRACT OF LAND OUT OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 33, BLOCK X, W.D. & F.W. JOHNSON SUBDIVISION, BAILEY COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, BLOCK X;  
THENCE NORTH 88 DEG. 31' 30" WEST ALONG THE SOUTH LINE OF SECTION 33, 2227.5 FEET;  
THENCE NORTH 1 DEG. 08' EAST 1279.93 FEET TO A 3/8" REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 88 DEG. 52' EAST 367.50 FEET TO A 3/4" IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 70 & 84 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE NORTH 50 DEG. 46'30" WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF HIGHWAY 70 & 84, 466.94 FEET TO AN EXISTING 2" IRON PIPE FOR THE NORTH CORNER OF THIS TRACT OF LAND;  
THENCE SOUTH 1 DEG. 08' WEST 288.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1.215 ACRES, MORE OR LESS.

APN: 13102