

POSTED

DEC 17 2019

NOTICE OF FORECLOSURE SALE

Christine A. Jones
McCulloch County Clerk

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: TRACT 1: BEING ALL OF LOT NUMBER TWENTY-FIVE (25), RESUBDIVISION OF WINTERS ADDITION TO BRADY LAKE, MCCULLOCH COUNTY, TEXAS AS SHOWN ON THE OFFICIAL PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 402, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
BEGINNING AT A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF SAID LOT NO. 25 AND ALSO BEING IN THE EAST OR NORTHEAST LINE OF VOCA STREET;
THENCE WITH THE NORTH LINE OF SAID LOT NO. 25, SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST 150.00 FEET TO AN "X" ON CONCRETE FOR THE NORTHEAST CORNER OF SAID LOT NO. 25;
THENCE WITH THE EAST OR NORTHEAST LINE OF SAID LOT NO. 25, SOUTH 46 DEGREES 20 MINUTES 00 SECONDS EAST 34.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT NO. 25;
THENCE WITH THE SOUTH LINE OF SAID LOT NO. 25, SOUTH 68 DEGREES 18 MINUTES 44 SECONDS WEST 140.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT NO. 25 AND BEING IN THE EAST OR NORTHEAST LINE OF SAID VOCA STREET;
THENCE WITH THE WEST OR SOUTHWEST LINE OF SAID LOT NO. 25 AND THE EAST OR NORTHEAST LINE OF SAID VOCA STREET, NORTH 26 DEGREES 40 MINUTES 06 SECONDS WEST 98.06 FEET TO THE PLACE OF BEGINNING.
TRACT 2: BEING OUT OF THE NORTHWEST CORNER OF BLOCK NO. 64, FULCHER ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 314, DEED RECORDS, MCCULLOCH COUNTY, TEXAS, SAID PORTION BEING DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF BLOCK NO. 64;
THENCE EAST 100 FEET TO A STAKE;
THENCE SOUTH 66 FEET TO A STAKE;
THENCE WEST 100 FEET TO STAKE;
THENCE NORTH 66 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/14/2014 and recorded in Book 492 Page 300 Document 43764 real property records of McCulloch County, Texas.

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

Date: 02/04/2020
Time: 10:00 AM
Place: McCulloch County, Texas at the following location: THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE MCCULLOCH COUNTY COURTHOUSE, BRANDY TEXAS 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 WYLIE HAL EVANS, provides that it secures the payment of the indebtedness in the original principal amount of \$272,850.00, 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 CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC. c/o CELINK, 101 West Louis Henna Blvd, Suite 310, Austin, TX 78728 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 452nd District Court of McCulloch County on 04/04/2019 under Cause No. 2018199. 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 LINDA REPERT, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS, 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 MacCie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gorzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



LINDA REPPERT, ~~JUANITA COX, JIMMY CARROLL~~
~~BREWER OR STEPHEN RAWLINGS~~
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am Linda Reppert whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on December 17 2019 I filed this Notice of Foreclosure Sale at the office of the McCulloch County Clerk and caused it to be posted at the location directed by the McCulloch County Commissioners Court.

POSTED

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Christine A. Jones
McCulloch County Clerk