

FILED FOR RECORD
2022 MAY -5 PM 1:52

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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DAVID ROSE SURVEY, A-291, RAINS COUNTY, TEXAS; BEING OUT OF THAT CERTAIN 15.207 ACRE TRACT DESCRIBED IN DEED TO BOB ADAMS REAL ESTATE, INC. AND MICHAEL L. HEINE, RECORDED IN VOLUME 254, PAGE 806, REAL PROPERTY RECORDS, RAINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 INCH METAL DISC MARKED M 1-N-13 AND M 5-N-14 ON THE NW CORNER OF SAID 15.207 ACRE TRACT;

THENCE N 77 DEGREES 21 MINUTES 35 SECONDS E WITH THE SABINE RIVER AUTHORITY LAKE FORK PROJECT BOUNDARY LINE-127. FEET TO A 1/2 INCH IRON PIPE SET ON THE NW CORNER OF TRACT NO. 39-1.013 ACRES;

THENCE S 2 DEGREES 48 MINUTES 10 SECONDS W WITH THE WBL OF SAID TRACT NO.39, AT 357.33 FEET PASSING A 1/2 INCH IRON PIPE AND AT A TOTAL DISTANCE OF 407.33 FEET TO A NAIL SET ON THE SW CORNER OF SAID TRACT NO. 39 AND BEING ON THE CENTERLINE OF A 100 FEET DIAMETER CUL-DE-SAC.

THENCE N 75 DEGREES 56 MINUTES 16 SECONDS W WITH THE NBL OF TRACT NO. 37-1.277 ACRES, AT 50.0 FEET PASSING A 1/2 INCH IRON PIPE AND AT A TOTAL DISTANCE OF 110.0 FEET TO A 1/2 INCH IRON PIPE SET ON THE NW CORNER OF SAID TRACT NO. 37;

THENCE N 0.26 FEET 21 INCHES E WITH A FENCE ALONG THE WBL OF SAID 15.207 ACRE TRACT-352.33 FEET TO THE PLACE OF BEGINNING CONTAINING 1.005 ACRES OF LAND-0.05 ACRE CONTAINED WITHIN SAID CUL-DE-SAC AND BEING THE SAME LAND DESCRIBED IN WARRANTY DEED DATED MARCH 31, 1988 FROM BOB ADAMS REAL ESTATE, INC. AND MICHAEL L. HEINE TO BOBBY GENE EWING, RECORDED IN VOLUME 269, PAGE 742, REAL PROPERTY RECORDS, RAINS COUNTY, TEXAS. NOTE:COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/05/2014 and recorded in Book 0580 Page 0155 Document 002002 real property records of Rains County, Texas.

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

Date: 07/05/2022

Time: 01:00 PM

Place: Rains County, Texas at the following location: THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET 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 DOUG MARKHAM AND CAROL MARKHAM, provides that it secures the payment of the indebtedness in the original principal amount of \$390,000.00, 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 CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o CELINK, 101 West Louis Henna Blvd. Suite 450, 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. Reverse Mortgage Funding LLC obtained a Order from the 354th District Court of Rains County on 04/28/2022 under Cause No. 11161. 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.

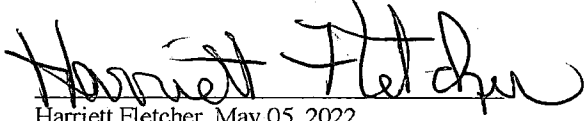




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Parkway Office Center, Suite 900
14160 Dallas Parkway
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Certificate of Posting

I am Harriett Fletcher 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 May 05, 2022 I filed this Notice of Foreclosure Sale at the office of the Rains County Clerk and caused it to be posted at the location directed by the Rains County Commissioners Court.



Harriett Fletcher, May 05, 2022