

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: BEING A 1.1728 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE NICHOLAS NAVARRO SURVEY, ABSTRACT NO. 170, RAINS COUNTY, TEXAS, AND BEING PART OF A CALLED 45.672 ACRE TRACT DESCRIBED IN A DEED FROM MPAUL STINSON, ET UX LUCILLE STINSON TO JESSE B. BOYD, ET UX LANORA C. BOYD AS RECORDED IN VOLUME 214, PAGE 171, RAINS COUNTY DEED RECORDS (R.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITHIN SAID 45.672 ACRE TRACT FOR A CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 3.336 ACRE TRACT DESCRIBED IN A DEED TO MARTIN AS RECORDED IN VOLUME 552, PAGE 468, RAINS COUNTY OFFICIAL PUBLIC RECORDS (R.C.O.P.R.);

THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E (DIRECTIONAL CONTROL LINE) WITHIN SAID 45.672 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 3.336 ACRE TRACT A DISTANCE OF 112.57 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

THENCE WITHIN SAID 45.672 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00 DEGREES 00 MINUTES 00 SECONDS E A DISTANCE OF 316.11 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

S 90 DEGREES 00 MINUTES 00 SECONDS W A DISTANCE OF 114.64 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

N. 19 DEGREES 59 MINUTES 30 SECONDS W A DISTANCE OF 192.43 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

N 00 DEGREES 00 MINUTES 00 SECONDS W A DISTANCE OF 135.27 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E WITHIN SAID 45.672 ACRE TRACT, CROSSING PRIVATE ROAD NO. 5302, AND CONTINUING A TOTAL DISTANCE OF 67.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1728 ACRES OF LAND.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TAX PARCEL ID NO.: 01700730000043

COMMONLY KNOWN AS: 201 PRIVATE ROAD 5302, EMORY, TX 75440

HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

FILED FOR RECORD
2022 JAN 25 PM 1:15
MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
DEPUTY

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/22/2018 and recorded in Book 2018 Page 1218 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: 04/05/2022
- 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.

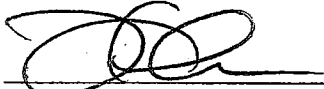
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 LANORA CATHERYN BOYD, provides that it secures the payment of the indebtedness in the original principal amount of \$83,250.00, 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 FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC c/o FINANCE OF AMERICA REVERSE 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.



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

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 January 25, 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.



Posted by Harriett Fletcher, January 25, 2022.

