

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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF BREWSTER, DESCRIBED AS FOLLOWS:

BEING 10.86 ACRES OF LAND TO BE TERMED TRACT ZS, LYING PARTLY IN SURVEY NO. 23, WILLIAM HARDING, ORIGINAL GRANTEE, ABSTRACT 606, AND PARTLY IN SURVEY NO. 15, SUSAN E. VANNOY, ORIGINAL GRANTEE, ABSTRACT NO. 1180, BREWSTER COUNTY, TEXAS, OUT OF THAT CERTAIN 1084.41 ACRES DESCRIBED IN DEED OF TRUST FROM RALPH H. MERIWEATHER TO DOUBLE DIAMOND DEVELOPMENT, INC. ON 31 MAY 1984 AND RECORDED IN VOLUME 246, PAGE 497 ET SEQ., OF THE DEED OF TRUST RECORDS OF BREWSTER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BEARINGS SHOWN ARE GEODETIC BASED ON NORTH MERIDIAN OBSERVED AT U.S.C. AND G.S. TRIANGULATION STATION "ASH" LYING EAST 6835.10 FEET AND SOUTH 25928.72 FEET FROM THIS POINT OF BEGINNING, AND DECLINEATE WEST 2 DEGREES 15 MINUTES 09 SECONDS FROM THE PUBLISHED 1927 DATUM TEXAS CENTRAL ZONE GRID BEARING BETWEEN "ASH 1943" AND "WHALEY 1943"):

BEGINNING AT THE 3/4-INCH STEEL STAKE FOUND UP TO 8 INCHES MARKING THE COMMON AND CORNER OF LOTS "O" AND "P" OF THE ADJACENT AND ADJOINING WEST DOUBLE DIAMOND SUBDIVISION, PLAT OF WHICH IS RECORDED IN ENVELOPE 223 OF THE PLAT RECORDS OF BREWSTER COUNTY, TEXAS, BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN ADJACENT AND ADJOINING 23.87 ACRES TERMED TRACT II IN DEED OF TRUST FROM ERIC FAUST AND ANN POSTETHWEIGHT TO DOUBLE DIAMOND DEVELOPMENT, LTD., ON 20 FEBRUARY 1999 AND RECORDED IN VOLUME 15, PAGE 174 ET SEQ., OF THE OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS, THE NORTHWEST CORNER OF THE DESCRIBED LAND AND SURVEY NO. 15:

THENCE ALONG AND ADJOINING THE SOUTH BOUNDARY OF LOT "O" OF SAID WEST DOUBLE DIAMOND SUBDIVISION AS FOLLOWS: SOUTH 89 DEGREES 39 MINUTES 59 SECONDS EAST 363.03 FEET TO THE 1/4-INCH STEEL STAKE FOUND UP 4 INCHES MARKING ITS ANGLE POINT: AND NORTH 88 DEGREES 19 MINUTES 48 SECONDS EAST 88.40 FEET TO THE 1/4-INCH STEEL STAKE FOUND UP 11 INCHES MARKING ITS SOUTHEAST CORNER;

THENCE NORTH 88 DEGREES 21 MINUTES 24 SECONDS EAST ALONG SOUTH BOUNDARY LINE OF LOT "A" OF SAID ADJACENT SUBDIVISION, AT 362.53 FEET PASSING WEST RIGHT-OF-WAY OF ENCUMBERING DEDICATED HACKBERRY ROAD, AND CONTINUING NOW INTO R.O.W A TOTAL OF 397.80 FEET TO ITS SOUTHEAST CORNER AT AN ANGLEPOINT IN WEST BOUNDARY OF THE ADJACENT AND ADJOINING LOT 1022 OF BLOCK 1, OF THE DOUBLE RANCH ADDITION, PLAT OF WHICH IS RECORDED IN ENVELOPE 394 OF SAID PLAT RECORDS;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS EAST, ALONG AND ADJOINING SAID WEST BOUNDARY OF LOT 1022, 90.19 FEET TO 60D NAIL FOUND MARKING INTERSECTION OF CENTERLINE OF ANOTHER 60-FOOT ROAD ACCESS EASEMENT ENCUMBERING THIS DESCRIBED LAND, THE NORTHEAST AND NORTHMOST CORNER OF THE ADJACENT AND ADJOINING 10.06 ACRES TO THE TERMED TRACT 15, AND THE EASTMOST CORNER OF THIS DESCRIBED LAND;

THENCE SOUTH 38 DEGREES 33 MINUTES 03 SECONDS WEST ALONG AND ADJOINING SAID CENTERLINE OF 60-FOOT ROAD ACCESS EASEMENT, AT 602.13 FEET PASSING SOUTH BOUNDARY OF SURVEY NO. 15 AT A POINT LYING SOUTH 89 DEGREES 18 MINUTES 59 SECONDS EAST 1370.46 FEET FROM ITS SOUTHWEST CORNER (WHENCE THE OLD CEDAR WITNESS BEARS NORTH 89 DEGREES 18 MINUTES EAST 94.4 FEET), CONTINUING NOW INTO SURVEY NO. 23 AT 771.02 FEET THE WEST EASE CORNER OF SAID ADJACENT TRACT TS AT A POINT LYING NORTH 32 DEGREES 50 MINUTES 47 SECONDS WEST 18.20 FEET FROM THE 100D IRON SPIKE FOUND FLUSH MARKING ITS BOUNDARY, AND CONTINUING A TOTAL OF 1194.74 FEET TO THE SOUTHEAST AND EASTMOST CORNER OF THE AFORESAID ADJACENT 23.87 ACRES, THE SOUTH CORNER OF THIS DESCRIBED LAND;

THENCE NORTH 7 DEGREES 56 MINUTES 58 SECONDS WEST, ALONG AND ADJOINING EAST BOUNDARY OF SAID ADJACENT 23.87 ACRES, AT 32.95 FEET PASSING THE 100D IRON SPIKE FOUND MARKING THIS LINE AT (475.32 FEET PASSING BOUNDARY OF SURVEY NO. 23, NOW AGAIN IN SURVEY NO. 15, AND CONTINUING A TOTAL DISTANCE OF 1019.19 FEET TO THE POINT OF BEGINNING CONSTITUTING 10.86 ACRES OF LAND WITHIN THE DESCRIBED BOUNDARY 8.53 ACRES IN SURVEY NO. 15, AND 2.33 ACRES IN SURVEY NO. 23, WITH 30-FOOT ROAD AND UTILITY ACCESS EASEMENT ENCUMBERING ALONG ALL OF ITS EASTERLY BOUNDARY, AND HAVING NO OTHER VISIBLE EASEMENTS, ENCROACHMENTS OR EXCEPTIONS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/15/2017 and recorded in Document 104210 real property records of Brewster County, Texas.

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

Date: 10/04/2022

Time: 01:00 PM




Place: Brewster County, Texas at the following location: THE EAST DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

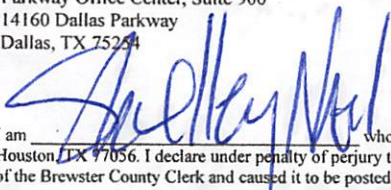
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 MARY E. WRIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$420,000.00, 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.


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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75244


Certificate of Posting
I am _____ 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 8-4-22 I filed this Notice of Foreclosure Sale at the office of the Brewster County Clerk and caused it to be posted at the location directed by the Brewster County Commissioners Court.

At 11:47 FILED o'clock A M
Date 8/4/22

SARAH VASQUEZ
County Clerk, Brewster County, TX
By Yonah Wylie Deputy