

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2022-0001 <b>RECORDED DATE:</b> 01/06/2022 03:56:56 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 851901 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN  903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN  903-388-2002	
DOCUMENT # : FC-2022-0001 RECORDED DATE: 01/06/2022 03:56:56 PM		
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.		
	 <b>Kerrie Cobb</b> Limestone County Clerk	

**PLEASE DO NOT DETACH**  
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

## 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 1.83 ACRES OF LAND, MORE OR LESS OUT OF THE PEDRO VARELA SURVEY IN LIMESTONE COUNTY, TEXAS, AND BEING A PART OF A 31.04 ACRE TRACT OF LAND CONVEYED TO V.E. SAMFORD FROM C.O. LAWSON, BIRDIE P. REEDY, ET VIR, GEORGE REEDY, DATED OCTOBER 23, 1959 AND OF RECORD IN VOLUME 466, PAGE 252 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF A COUNTY ROAD AND THE EAST LINE OF THE 1.83 ACRE TRACT OF LAND, SAID IRON PIN BEING SOUTH 54 DEGREES 08 MINUTES WEST 216.0 FEET FROM A CONCRETE RIGHT-OF-WAY MARKER WHICH MARKS THE NORTH RIGHT-OF-WAY LINE INTERSECTION OF THE COUNTY ROAD WITH THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY #3119;

THENCE NORTH 27 DEGREES 34 MINUTES WEST 418.2 FEET TO A FENCE POST FOR CORNER;

THENCE SOUTH 54 DEGREES 29, WEST 207.7 FEET TO A FENCE POST FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF A 5.9 ACRE TRACT;

THENCE SOUTH 31 DEGREES 49 MINUTES EAST 416.1 FEET ALONG A COMMON PROPERTY LINE FENCE TO A FENCE POST FOR CORNER IN THE NORTH LINE OF A COUNTY ROAD;

THENCE NORTH 54 DEGREES 08 MINUTES EAST 176.7 FEET ALONG THE NORTH LINE OF THE COUNTY ROAD TO THE PLACE OF BEGINNING, AND CONTAINING 1.83 ACRES OF LAND, MORE OR LESS.

AKA 447 LCR 242, MEXIA, TX 76667  
CAD# R18404

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/31/2014 and recorded in Document 20142947 real property records of Limestone County, Texas.

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

Date: 02/01/2022

Time: 11:00 AM

Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE 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 CAROLYN JONES AND LEON JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$163,500.00, 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. *Order to Foreclose.*** FINANCE OF AMERICA REVERSE LLC obtained a Order from the 77th District Court of Limestone County on 08/10/2021 under Cause No. 31888-A. 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.**





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 Maile McCoslin 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 1-6-2022 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

