

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 OF 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: SEE EXHIBIT "A"
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/18/2017 and recorded in Document 20173727 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: 05/07/2019
Time: 11:00 AM
Place: Limestone County Courthouse, 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 FRANK A. FRAZIER AND PREZELL A. FRAZIER, provides that it secures the payment of the indebtedness in the original principal amount of \$99,000.00, 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 LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT, 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
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Lori Garner Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 3-21-2019 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.



EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Texas, County of Limestone, described as follows:

Being an 0.186 acre tract situated in the North Denton Addition, City of Mexia, Limestone County, Texas, a part of that called 1.0 acre tract described in the deed to Robert Lee Jones of record in Vol. 930, Pg. 663, Deed Records of Limestone County, Texas (L.C.D.R.), said 0.186 of an acre being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" iron rod in the East line of Freeman Road for Northwest corner of this tract, same being the Northwest corner of said Jones 1.0 acre tract and the Southwest corner of the Mason Lee Thomas called 2.0 acres tract of record in Vol. 569, Pg. 232, L.C.D.R., Thence S. 80° 00' E., 90.00 ft. with the North line of said Jones tract and the South line of said Thomas tract to a set 1/2" iron rod for Northeast corner of this tract;
Thence S. 10° 00' W. 90.00 ft. to a set 1/2" iron rod in the South line of said Jones tract and the North line of the Walter Williams called 0.75 acre tract;
Thence N. 80° 00' W. 90.00 ft. with the South line of said Jones tract and the North line of said Williams tract to a set 1/2" iron rod in the East line of Freeman Road for Southwest corner of this tract;
Thence N. 10° 00' E. 90.00 ft. with the East line of Freeman Road to the point of beginning, containing 0.186 acre.

Note: Company does not represent that the above acreage and/or square footage calculations are correct.

APN: R18875

Filed for Record in:
Limestone County

On: Mar 21, 2019 at 11:29A

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Mar 21, 2019

Kerrie Cobb, County Clerk
Limestone County