

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 LEGAL DESCRIPTION TO A 0.230 ACRE TRACT IN THE MOSES HILL SURVEY A-117, SABINE COUNTY, TEXAS AND BEING ALL OF LOTS NO. 279 AND NO. 280, SECTION NO. 3 OF THE MID-LAKE SUBDIVISION RECORDED IN VOLUME 1 PAGE 129 OF THE PLAT RECORDS OF SAID COUNTY IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT: BEGINNING: AT A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAID LOT NO. 280 AND FOR THE SOUTHWEST CORNER OF LOT NO. 281 AND BEING IN THE EAST RIGHT OF WAY LINE OF PINE DRIVE (PER PLAT RECORDED IN VOLUME 1 PAGE 129 PR), CALLED NORTH MIDLAKE ON THE GROUND.

THENCE: NORTH 86 DEGREES 25 MINUTES 21 SECONDS EAST 100.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT NO. 280 FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER LOT NO. 459 OF SECTION NO. 6 RECORDED IN VOLUME NO. 1 PAGE NO. 175 OF SAID PLAT RECORDS AND FOR THE SOUTHEAST CORNER OF LOT NO. 458 AND BEING IN THE WEST RIGHT OF WAY LINE OF DRAW HORNE DRIVE BRS. NORTH 86 DEGREES 25 MINUTES 21 SECONDS EAST 50.62 FEET.

THENCE: SOUTH 03 DEGREES 41 MINUTES 10 SECONDS EAST 100.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT NO. 279 FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT NO. 460 OF SECTION NO. 6 BRS. NORTH 86 DEGREES 29 MINUTES 28 SECONDS WEST 50.14 FEET

THENCE: NORTH 03 DEGREES 41 MINUTES 10 SECONDS WEST 99.96 FEET TO THE PLACE OF BEGINNING CONTAINING 0.230 ACRE OF LAND.

APN: 10619

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/10/2008 and recorded in Book 271 Page 594 real property records of Sabine County, Texas.

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

Date: 10/05/2021

Time: 01:00 PM

Place: Sabine County, Texas at the following location: THE FRONT STEPS ON THE NORTH SIDE 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 BELVA O. GRAY AND WILLIAM J. GRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$104,625.00, 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. Order to Foreclose. Reverse Mortgage Funding LLC obtained a Order from the 1st District Court of Sabine County on 02/27/2020 under Cause No. CV1913750. 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.

FILED FOR RECORD
AT 2:56 O'CLOCK P M

AUG 05 2021

Laurie Clark
Clerk, County Court, Sabine County
By *Wendy McCay* DEPUTY





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

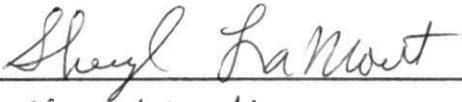
Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sheryl La Mont 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 August 05, 2021, I filed this Notice of Foreclosure Sale at the office of the Sabine County Clerk and caused it to be posted at the location directed by the Sabine County Commissioners Court.



Sheryl LaMont