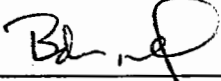


NOTICE OF FORECLOSURE SALE

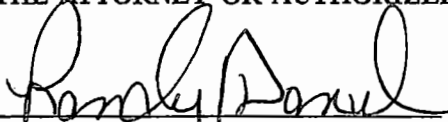
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 04/02/2015 and recorded in Document 2015-3653 real property records of Hunt County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 01/02/2019
 Time: 12:00 PM
 Place: Hunt County Courthouse, Texas, at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 SHIRLEY ARTHUR, provides that it secures the payment of the indebtedness in the original principal amount of \$109,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 196th District Court of Hunt County on 10/11/2018 under Cause No. 86484. 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 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, 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
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254



 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB
 OR MICHAEL W. ZIENTZ
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, L.L.C, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

FILE FOR RECORD
 JENNIFER LINDENZWEIG
 CLERK HUNT CO. TX
 18 OCT 25 PM 12:19
 BY: _____
 DEPUTY

Exhibit "A"
Legal Description

BEING all that tract of land in the City of Lone Oak, Hunt County, Texas, out of the Ed Finley Survey, A-234, and being part of that tract of land described in a deed to Joe Don Stewart as recorded in Volume 1211, Page 258 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 5/8 Inch steel rod set capped "Boundary Solutions" on the North line of Olive Street, from which a 1/2 Inch steel rod found capped "Boundary Solutions" at the Southwest corner of that called 0.553 acres of land described in a deed to Jay C. Alexander and Jerianne C. Alexander as recorded in Volume 1425, Page 623 of the Official Public Records of Hunt County, Texas bears East, 12.00 feet for witness, and from which the Southeast corner of said Stewart tract, and at the Southwest corner of that tract of land described in a deed of Elizabeth Sherwin as recorded in Volume 243, Page 125 of the real records Hunt County, Texas bears East, 124.95 feet for witness;

THENCE West (Bearing Basis), 83.04 feet along the North line of said Olive street to a 5/8 inch rod set capped "Boundary solutions" at the Southwest corner of said Stewart tract;

THENCE North, 208.00 feet along the West line of said Stewart tract to a 1/2 Inch steel rod set capped "Boundary Solutions" at the Northwest corner of said Stewart tract;

THENCE East, 77.14 feet along the North line of said Stewart tract to a 5/8 Inch steel rod set capped "Boundary Solutions" for corner;

THENCE South 01 degrees 37 minutes 36 seconds East, 208.08 feet to the Point of Beginning, containing 0.382 acres of land.