

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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, ABOUT 2 MILES SOUTH FROM THE TOWN OF CLARKSVILLE; AND BEING A PART OF THE W. H. HOPKINS SURVEY, ABSTRACT NO. 401, AND BEING PART OF A CALLED 94.5 ACRE TRACT OF LAND DESCRIBED IN DEED FROM DR. BILL BROWN TO GILBERT GENE MABRY AND WIFE, SHARON K. MABRY, DATED NOVEMBER 6, 1989, AND RECORDED IN VOLUME 394, PAGE 420-423, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 6 INCHES BOIS D' ARC CORNER POST (F) AT THE UPPER NORTHEAST CORNER OF SAID CALLED 94.5 AC. TRACT, AND THE NORTHWEST CORNER OF A CALLED 23.8 AC. TRACT OF LAND DESCRIBED IN DEED TO LARRY GOLIGHTLY (OPR 582, PAGE 548), ALSO BEING IN THE SOUTH LINE OF F. M. HIGHWAY NO. 909;

THENCE SOUTH 0 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG A FENCE, A DISTANCE OF 1431.63 FEET TO A 6 INCHES BOIS D' ARC CORNER POST (F) AT AN INNER CORNER OF SAID CALLED 94.5 AC. TRACT, AND THE SOUTHWEST CORNER OF SAID CALLED 23.8 AC. TRACT;

THENCE NORTH 33 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 1081.81 FEET TO A 1/2 INCH R.S. ROD(S) IN THE NORTH LINE OF SAID CALLED 94.5 AC. TRACT, AND THE SOUTH LINE OF SAID HIGHWAY;

THENCE NORTH 49 DEGREES 03 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 811.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE UPPER EAST LINE OF SAID CALLED 94.5 AC. TRACT (N 00 DEGREES 30 MINUTES 00 SECONDS EAST) WITH CONTROLLING MONUMENTS AT THE ENDS OF SAID LINE.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/17/2015 and recorded in Document 056301 real property records of Red River County, Texas.

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

Date: 09/05/2023

Time: 01:00 PM

Place: Red River County, Texas at the following location: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE SHALL BE DESIGNATED AS THE PROPER PLACE FOR SUCH FORECLOSURE SALES TO THE HELD 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 SHARON K. MABRY, provides that it secures the payment of the indebtedness in the original principal amount of \$126,000.00, 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. Order to Foreclose. FINANCE OF AMERICA REVERSE LLC obtained a Order from the 102nd District Court of Red River County on 04/03/2023 under Cause No. CV05396. 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
11:20 o'clock A M. on

JUL 20 2023

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX





Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

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Parkway Office Center, Suite 900

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Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Robert LaMont 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 July 20, 2023 I filed this Notice of Foreclosure Sale at the office of the Red River County Clerk and caused it to be posted at the location directed by the Red River County Commissioners Court.



Robert LaMont, July 20, 2023