


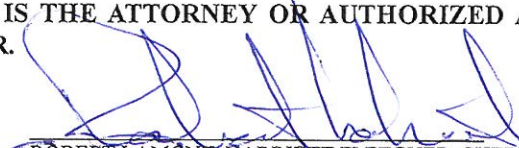
NOTICE OF FORECLOSURE SALE

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 03/29/2013 and recorded in Document 105578-2013 real property records of Lamar County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 02/07/2017
Time: 01:00 PM
Place: Lamar County Courthouse, Texas, at the following location: THE NORTH DOOR 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 ROLAND JONES AND CHARLENE JONES, 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RANDY DANIEL OR CINDY DANIEL, 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
Tracey Midkiff, Attorney at Law
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Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT,
DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE,
RANDY DANIEL OR CINDY DANIEL
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087
12-22-16

Certificate of Posting
I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

FILED FOR RECORD
LAMAR COUNTY, TEX
16 DEC 22 PM 12:59
ROTHSCHILD
COUNTY CLERK
BY _____ DEPUTY



Escrow File No.: 130419-FBVC

EXHIBIT "A"

Lot Three (3) in Block "F" of the Johnson Woods Estates Addition to the City of Paris, part of the Joseph Leach Survey, No. 524, and the George N. Cox Survey, No. 164, according to map or plat of such Addition of record in Envelope 151-D, Lamar County Plat Records; more particularly described by metes and bounds as follows:

BEGINNING at an iron pin at a point North 89 Deg. 16 Min. East 146.35 feet from the intersection of the EB line of 28th Street SE and the NB line of Mahaffey Lane;

THENCE NORTH 0 Deg. 44 Min. West 120 feet, an iron pin;

THENCE NORTH 89 Deg. 16 Min. East 68 feet, an iron pin;

THENCE SOUTH 0 Deg. 44 Min. East 120 feet, an iron pin in the NB line of Mahaffey Lane;

THENCE with the NB line of Mahaffey Lane South 89 Deg. 16 Min. West 68 feet to the place of beginning, and being the same property conveyed by John Sluder House and wife, Renee' House, to James A. Holbert and wife, Alma L. Holbert, on September 22, 1978, by deed recorded in Book 607, Page 4, Lamar County Deed Records; reference being made to all the above mentioned instruments and records for all necessary purposes;

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

End Legal Description -

Address(es) and parcel number(s) below are for informational purposes only and not for the purposes of insuring.

Commonly known as: 2845 Mahaffey Lane, Paris, TX, 75460

Parcel/CAD number: 000000012634