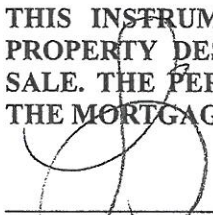


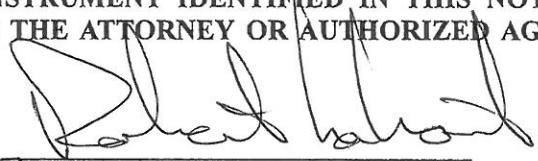
## NOTICE OF FORECLOSURE SALE

**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 05/06/2009 and recorded in Document 069287-2009 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: 03/05/2019  
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 DOLLIE RUTH TEMPLETON, provides that it secures the payment of the indebtedness in the original principal amount of \$141,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. 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. 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, , RONNIE HUBBARD, 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  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
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, , 01-24-19  
RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL  
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, LLC, 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 Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 24th DAY OF Jan, 2019



**FIELD NOTES**

Situated about 5.1 miles North 53° West of the City of Paris, County of Lamar, and State of Texas, part of the Josiah Herrell Survey #442; and being part of tract #1, a called 1.310 acre tract of land conveyed to Travis Templeton et ux by deed recorded in Vol. 691, Page 71, in the Deed Records of said County and State.

Beginning at a ½" capped (K Jones RPLS 3332) iron pin (f) for corner at the Northwest corner of said Templeton 1.310 acre tract and at the Northeast corner of a called 1.503 acre tract of land conveyed to Joanne Beshirs et vir by deed recorded in Vol. 1420, Page 324, in the Official Records of said County and State.

Thence South 0°52'18" East (reference bearing) along the West Boundary Line of said Templeton 1.310 acre tract and along the East Boundary Line of said Beshirs 1.503 acre tract a distance of 192.09 feet to a ½" capped (NELSON SURVEYING) iron pin (e) for corner;

Thence East a distance of 140.23 feet to a ½" capped (NELSON SURVEYING) iron pin (s) for corner in the East Boundary Line of said Templeton 1.310 acre tract and in the Northerly West Boundary Line of tract #2, a called 2.743 acre tract of land conveyed to Travis Templeton et ux by said deed;

Thence North 0°39'16" West at 221.62 feet passing a ¾" iron pipe (f) for reference and continuing on a total distance of 222.62 feet to the Northeast corner of said Templeton 1.310 acre tract and at the Northerly Northwest corner of said Templeton 2.743 acre tract;

Thence Southwesterly along the South Boundary Line of Farm Road 2820 around a curve (R=1712.95' C=South 77°47'10" West 143.87') to the left a distance of 143.91 feet to the place of beginning and containing 0.672 acres of land.

**EXHIBIT A**