

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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF SAN AUGUSTINE, DESCRIBED AS FOLLOWS:

BEING A LEGAL DESCRIPTION TO A 2.743 ACRE TRACT IN THE EAST QUIRK GRANT, A-35, SAN AUGUSTINE COUNTY, TEXAS BEING ALL OF A CALLED 2.7348 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO WOODROW WEST HARRISON, ET UX, FROM JACQUES J. KESTELYN FAMILY TRUST DATED JULY 15, 2004 AND RECORDED IN VOLUME 52 PAGE 660 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE CENTERLINE OF FARM-TO-MARKET HIGHWAY #353 FOR THE SOUTHEAST CORNER OF THIS TRACT AND AN ANGLE CORNER OF A CALLED 123.43 ACRE TRACT RECORDED IN VOLUME 291 PAGE 32 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE NORTH SIDE OF SAID HIGHWAY BEARS NORTH 15 DEGREES 39 MINUTES 49 SECONDS WEST 41.94';

THENCE: SOUTH 56 DEGREES 56 MINUTES 29 SECONDS WEST 276.54 WITH THE CENTERLINE OF SAID HIGHWAY TO A POINT FOR THE SOUTHWEST COMER OF THIS TRACT AND AN ANGLE CORNER OF SAID 123.43 ACRE TRACT; FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE NORTH SIDE OF SAID HIGHWAY BEARS NORTH 16 DEGREES 53 MINUTES 05 SECONDS WEST 41.69';

THENCE: NORTH 16 DEGREES 53 MINUTES 05 SECONDS WEST 474.97 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND AN ANGLE CORNER OF SAID 123.43 ACRE TRACT;

THENCE: NORTH 70 DEGREES 53 MINUTES 16 SECONDS EAST 274.52 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND AN ANGLE CORNER OF SAID 123.43 ACRE TRACT;

THENCE: SOUTH 15 DEGREES 39 MINUTES 49 SECONDS EAST 408.70 (SOURCE OF BEARING) TO THE POINT OF BEGINNING CONTAINING 2.734 ACRES OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/20/2018 and recorded in Book 378 Page 230 Document 00063704 real property records of San Augustine County, Texas.

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

Date: 12/03/2024

Time: 01:00 PM

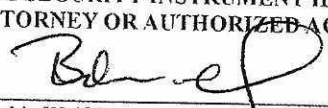
Place: San Augustine County, Texas at the following location: THE STRIPLING PAVILION ON THE COURTHOUSE SQUARE IN SAN AUGUSTINE, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

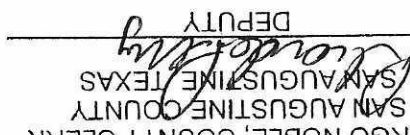
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 GLENDA B HARRISON, provides that it secures the payment of the indebtedness in the original principal amount of \$397,500.00, 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 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.


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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED FOR RECORD
September 19, 2024
3:05 P.M.
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
DEPUTY
BY 

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



Certificate of Posting

I am Sheryl 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 September 19, 2024 I filed this Notice of Foreclosure Sale at the office of the San Augustine County Clerk and caused it to be posted at the location directed by the San Augustine County Commissioners Court.


Sheryl LaMont, September 19, 2024