

## 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.

FILED FOR RECORD  
2022 NOV 22 PM 12:30

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Betty J. Kinson*

1. *Property to Be Sold.* The property to be sold is described as follows: TRACT 1: FIELD NOTES OF A 0.202 ACRE TRACT OF LAND OUT OF AND A PART OF A 1.38 ACRE TRACT OF LAND BEING A PART OF A 20 ACRE TRACT HERETOFORE CONVEYED BY SOUTHWESTERN SETTLEMENT AND DEVELOPMENT CO. TO W.F. SMITH AS RECORDED IN VOLUME 248 PAGE 442, DEED RECORDS OF HARDIN COUNTY, TEXAS. SAID TRACT BEING OUT OF THE THOMAS MURPHY SURVEY, ABSTRACT NO. 399, HARDIN COUNTY, TEXAS. THE 0.202 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE 20 ACRE TRACT AND THE 1.38 ACRE TRACT OF CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY HIGHWAY 105 FOR THE BEGINNING CORNER OF THIS TRACT;

THENCE EAST WITH THE NORTH LINE OF THE 20 ACRE AND THE 1.38 ACRE TRACTS 198.52 FEET TO A STEEL ROD FOR CORNER;

THENCE SOUTH 57-04 WEST 162.63 FEET TO THE WEST LINE OF THE 1.38 ACRE TRACT IN THE EAST RIGHT-OF-WAY OF HIGHWAY 105 TO A STEEL ROD FOR CORNER;

THENCE NORTH 35-03 WEST WITH THE WEST LINE OF THE 1.38 ACRE TRACT AND THE EAST RIGHT-OF-WAY 108.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.202 ACRES OF LAND, MORE OR LESS.

TRACT II:

BEING 0.84 ACRE OF LAND, MORE OR LESS, IN HARDIN COUNTY, TEXAS, WITHIN THE THOMAS MURPHY SURVEY A-399, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE F. M. ROAD NO. 787 AND THE NORTH BOUNDARY LINE OF THAT CERTAIN 20 ACRE TRACT WHICH WAS CONVEYED FROM SOUTHWESTERN SETTLEMENT AND DEVELOPMENT CORP. TO W. F. SMITH BY DEED DATED MARCH 3, 1952 AND RECORDED IN VOLUME 248, ON PAGE 442 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, FROM WHICH A 1 INCH IRON PIPE FOUND BRS. SOUTH 35 DEGREES 02 MINUTES 50 SECONDS EAST 289.93 FEET;

THENCE NORTH 35 DEGREES 02 MINUTES 50 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE, AT 96.48 FEET SET A 5/8 INCH IRON ROD FOR CORNER FROM WHICH A 14 INCHES PINE X BRS. SOUTH 89 DEGREES 06 MINUTES EAST 41.93 FEET AND A 20 INCHES WHITE OAK X BRS. SOUTH 76 DEGREES 34 MINUTES EAST 77.85 FEET;

THENCE NORTH 64 DEGREES 20 MINUTES 24 SECONDS EAST 238.27 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER FROM WHICH A 6 INCHES PINE X BRS. S 22 DEGREES 45 MINUTES WEST 4.36 FEET;

THENCE SOUTH 33 DEGREES 08 MINUTES 20 SECONDS EAST AT 217.55 FEET INTERSECT THE N.B.L. OF SAID 20 ACRE TRACT, SET A 5/8" IRON ROD FOR CORNER FROM WHICH A 18 INCHES WATER OAK X BRS. NORTH 82 DEGREES 28 MINUTES WEST 30.54 FEET, AN 18 INCHES PINE X BRS. SOUTH 84 DEGREES 13 MINUTES EAST 21.77 FEET AND A CONCRETE MONUMENT FOUND BRS. EAST 1164.37 FEET;

THENCE WEST WITH THE N.B.L. OF SAID 20 ACRE TRACT, AT 79.93 FEET PASS ON LINE A 5/8 INCH IRON ROD FOUND, AND IN ALL 278.29 FEET TO THE PLACE OF BEGINNING.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/14/2009 and recorded in Document 2009-650 real property records of Hardin County, Texas.

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

Date: 01/03/2023

Time: 10:00 AM

Place: Hardin County, Texas at the following location: THE COMMISSIONER'S COURT ROOM AREA 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 ONNIE RAY COLLINS AND DORIS FAYE COLLINS, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, 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.** Reverse Mortgage Funding LLC obtained a Order from the 88th District Court of Hardin County on 11/16/2022 under Cause No. 63547. 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.**



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

Certificate of Posting

I am Tommy Jackson 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 11-22-2021 filed this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.