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AUG 26 2021

J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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: BEING A 5.492 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE I. GOLINDO EIGHT LEAGUE GRANT, MCLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 5.492 ACRES IN THE DEED TO GARY ALLAN WILDE AND WIFE, ANITA JEAN WILDE RECORDED IN VOLUME 1567, PAGE 285 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON ROD FOUND MARKING THE NORTH CORNER OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAID IRON ROD BEING IN THE CENTER OF EAST ROCKET ROAD AT A CORNER OF THE SAID ROAD;

THENCE S 29 DEGREES 45 MINUTES 18 SECONDS E BASE BEARING ALONG THE NORTHEAST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAME BEING THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD FOR A DISTANCE OF 459.09 FEET SAME AS DEED TO AN IRON ROD FOUND FOR CORNER MARKING THE EAST CORNER OF THE SAID 5.492 ACRE TRACT;

THENCE S 61 DEGREES 43 MINUTES 05 SECONDS W SAME AS DEED ALONG THE SOUTHEAST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, AT A DISTANCE OF 32.00 FEET PASS AN IRON ROD FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF EAST ROCKET ROAD, CONTINUE FOR A TOTAL DISTANCE OF 544.65 FEET TO AN IRON ROD FOUND FOR CORNER MARKING THE SOUTH CORNER OF THE SAID 5.492 ACRE TRACT;

THENCE N 26 DEGREES 05 MINUTES 25 SECONDS W SAME AS DEED ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, AT A DISTANCE OF 416.29 FEET PASS AN IRON ROD FOUND IN THE SOUTHEAST RIGHT OF WAY LINE OF EAST ROCKET ROAD, CONTINUE FOR A TOTAL DISTANCE OF 443.79 FEET TO AN IRON ROD FOUND FOR CORNER MARKING THE WEST CORNER OF THE SAID 5.492 ACRE TRACT IN THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD;

THENCE N 60 DEGREES 00 MINUTES 00 SECONDS E SAME AS DEED ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAME BEING THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD, FOR A DISTANCE OF 516.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.492 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/04/2006 and recorded in Document 2007010064 real property records of McLennan County, Texas.

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

Date: 10/05/2021

Time: 10:00 AM

Place: McLennan County, Texas at the following location: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

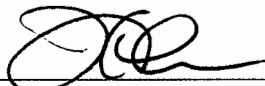
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 EARL T. FAIRMAN AND MARGIE N. FAIRMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$243,000.00, 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 74th District Court of McLennan County on 08/13/2021 under Cause No. 2021-1811-3. 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

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the McLennan County Clerk and caused it to be posted at the location directed by the McLennan County Commissioners Court.