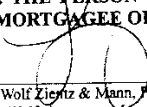



NOTICE OF FORECLOSURE SALE

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 03/09/2013 and recorded in Document 2013-000770 real property records of Eastland 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: Eastland County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY 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 F KAY HILL, provides that it secures the payment of the indebtedness in the original principal amount of \$88,500.00, 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. Order to Foreclose.** FINANCE OF AMERICA REVERSE LLC obtained a Order from the 91st District Court of Eastland County on 12/08/2016 under Cause No. CV1644224. 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 TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR MARSHA MONROE, 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
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR
MARSHA MONROE
c/o AWT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECEIVED 10:40 M.
CATHY JENTHO, COUNTY CLERK

JAN 13 2017

EASTLAND COUNTY, TEXAS
By DA Deputy

EXHIBIT "A"

BEING A 0.99 ACRE TRACT OF LAND OUT OF AND PART OF A FORMER 4.99 ACRE PARENT TRACT CONVEYED TO GARY R. HILL AND KAY F. HILL BY DEED RECORDED IN VOLUME 1251 PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID 0.99 ACRES ALSO BEING OUT OF AND PART OF THE SE¼ OF THE JAMES HANNUM SURVEY, ABSTRACT NO. 163, EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH SURVEY CAP # 5985 SET IN THE WEST LINE OF GARY R. HILL AND KAY F. HILL CALLED 4.99 ACRE TRACT, SAME BEING IN THE NORTHERLY MOST EAST LINE OF TOMMY WARFORD 183.821 ACRE TRACT DESCRIBED IN VOLUME 1253 PAGE 197, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID POINT ALSO BEING THE RECOGNIZED SOUTHWEST CORNER OF ROGER D. JOHNSON AND STEPHANIE M. JOHNSON CALLED 2 PLUS ACRE TRACT BY DEED RECORDED IN DOCUMENT # 2012-001828, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT AND BEING LOCATED 80° 01' 23" W 309.33 FEET FROM THE NORTHWEST CORNER OF THE SE¼ OF THE JAMES HANNUM SURVEY.

THENCE S 88°12' 16" E, 316.30 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE RECOGNIZED SOUTH LINE OF ROGER D. JOHNSON AND STEPHANIE M. JOHNSON CALLED 2 PLUS ACRE TRACT, TO A ¾" REBAR WITH SURVEY CAP # 5985 SET AT ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 6, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 24° 37' 25" W, 165.20 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT AND EAST LINE OF GARY R. HILL AND KAY F. HILL CALLED 4.99 ACRE TRACT, SAME BEING THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 6, TO A ½" REBAR WITH SURVEY CAP # 5985 SET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND THE NORTHEAST CORNER OF A CALLED 2 PLUS ACRE TRACT CONVEYED TO VALENTIN ESQUIVEL BY DEED RECORDED IN DOCUMENT # 2012-00180, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS.

THENCE N 88°12' 16" W, 247.51 FEET WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND THE NORTH LINE OF VALENTIN ESQUIVEL CALLED 2 PLUS ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5985 SET AT ITS INTERSECTION WITH THE WEST LINE OF GARY R. HILL AND KAY F. HILL CALLED 4.99 ACRE TRACT AND THE EAST LINE OF TOMMY WARFORD 183.821 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID VALENTIN ESQUIVEL CALLED 2 PLUS ACRE TRACT.

THENCE N 00°07' 24" E, 152.88 FEET ALONG AN EXISTING FENCE LINE ON THE WEST LINE OF THIS DESCRIBED TRACT AND WEST LINE OF GARY R. HILL AND KAY F. HILL CALLED 4.99 ACRE TRACT, SAME BEING THE WEST LINE OF THE SE¼ OF THE JAMES HANNUM SURVEY, ALSO BEING THE EAST LINE OF TOMMY WARFORD 183.821 ACRE TRACT AND EAST LINE OF THE SW¼ OF THE JAMES HANNUM SURVEY, TO THE PLACE OF BEGINNING AND CONTAINING 0.99 ACRES OF LAND.

09211-2007242X 01/10