

## 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 10/07/2011 and recorded in Document 2011-002998 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: 02/05/2019  
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.

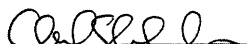
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 BARBARA SMEDLEY AND R.L. SMEDLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, 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 Structured Securities Acquisition Trust 2017-HB1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee 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 Finance of America Structured Securities Acquisition Trust 2017-HB1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee 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. Order to Foreclose.** Finance of America Structured Securities Acquisition Trust 2017-HB1, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee obtained a Order from the 91st District Court of Eastland County on 10/16/2018 under Cause No. CV1844947. 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-Orentz & 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

  
TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR  
MARSHA MONROE  
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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECORDED 1:00P  
CATHY JENTHO, COUNTY CLERK

DEC 06 2013

EASTLAND COUNTY, TEXAS  
By  Deputy

FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

GF Number: 2011082780

Legal description of the land:

Situated on a 153.5' X 172' tract or 0.61 acres of land out of and part of the South half (S/2) of the NW/4 of Section 28, B. B. B. & C. R. R. Co. Survey, Abstract No. 1029, City of Rising Star, Eastland County, Texas, said land formerly described as Tracts 1 & 2, out of the NW/4 of Section 28, B. B. B. & C. R. R. Co. Survey, Abstract No. 1029, Eastland County, Texas, by deed from JAMES F. BUSBEE ET. UX. TO R. L. SMEDLEY ET. UX. recorded in Volume 1783 Page 153, Official Public Records of Eastland County, Texas. Property having a physical address of 207 Pollock Street, Rising Star, Texas. Being more particularly described as follows;

Beginning at a 1/2" rebar with survey cap # 5085 set in the East line of Anderson Street, for the Southwest corner of this described tract and being the Northwest corner of a 0.652 acre tract to Sherry Willett recorded in Volume 2049 Page 52 of the Official Public Records of Eastland County, Texas from which the Southeast corner of the S/2 of the NW/4 of Section 28, B. B. B. & C. R. R. Co. Survey bears S 0°10'36" E 265.00' & N 89°49'24" E 801.00'.

Thence N 00°10'36" W, 172.00 feet with the West line of described tract and East line of Anderson Street, to a 1/2" rebar with survey cap # 5085 set in the South line of Pollock Street for the Northwest corner of this described tract, same being the North line of a 4 acre tract to B. M. James recorded in Volume 59 Page 38 of the Deed Records of Eastland County, Texas.

Thence N 89°49'24" E, 153.50 feet with the North line of this described tract, being the South line of Pollock Street, and the North line of B. M. James 4 acre tract to a 1/2" rebar with survey cap # 5085 set for the Northeast corner of this described tract.

Thence S 00°10'36" E, 172.00' feet with the East line of this described tract and West line of a Non-dedicated roadway to a 1/2" rebar with survey cap # 5085 set for the Southeast corner of this described tract, same being the Northeast corner of Sherry Willett 0.652 acre tract.

Thence S 89°49'24" W, 153.50 feet with the South line of this described tract and the North line of Sherry Willett 0.652 acre tract, to the place of beginning and containing 0.61 acres of land.