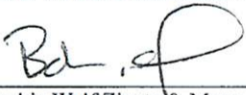


NOTICE OF FORECLOSURE SALE

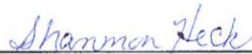
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 03/24/2011 and recorded in Book 208 Page 344 real property records of Oldham County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 03/05/2019
Time: 10:00 AM
Place: Oldham County Courthouse, Texas, at the following location: EAST STEPS OF THE OLDHAM COUNTY COURTHOUSE AT THE EAST ENTRANCE TO SUCH 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 ALICE BROADUS, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. 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.** BANK OF AMERICA, N.A. obtained a Order from the 222nd District Court of Oldham County on 12/11/2018 under Cause No. OCI-18I-035. 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 SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA OR JOSE A. BAZALDUA AKA JOSE BAZALDUA, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA OR
JOSE A. BAZALDUA AKA JOSE BAZALDUA
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 Oldham County Clerk and caused it to be posted at the location directed by the Oldham County Commissioners Court.

FILED FOR RECORD
2019 JAN -3 AM 9:46
BY: 
Brandon Wolf
COUNTY DISTRICT CLERK
OLDHAM COUNTY, TEXAS

Exhibit "A"

LEGAL DESCRIPTION:

A TRACT OF LAND OUT OF THE ORIGINAL TOWN OF WILDORADO AND OUT OF THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, BLOCK Z-3, JOHN GIBSON SURVEY, OLDHAM COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/4 INCH IRON PIPE FOUND IN THE SOUTH LINE OF SAID SECTION 15 FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 15, BLOCK Z-3 BEARS N.89°38'30" W. 4,257.76 FEET ACCORDING TO THE DESCRIPTION OF A 198.23 ACRE TRACT OF LAND DESCRIBED IN VOLUME 40, PAGE 204 OF THE DEED RECORDS OF OLDHAM COUNTY, TEXAS:

THENCE N. 00°07'31" W. 301.30 FEET ALONG THE EAST LINE OF SAID 198.23 ACRE TRACT OF LAND TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT OF LAND;

THENCE N. 00°07'31" W. 251.34 FEET CONTINUING ALONG SAID EAST LINE OF SAID 198.23 ACRE TRACT OF LAND TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N. 89°57'20" E. AT 596.15 FEET PASS A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF A 0.917 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 92, PAGE 535 OF THE DEED RECORDS OF OLDHAM COUNTY, TEXAS, AT 959.15 FEET PASS A 1/2 INCH IRON ROD (GOLLADAY CAP) FOUND IN THE WEST RIGHT-OF-WAY LINE OF AN OLD COUNTY ROAD (NO LONGER EXISTING AS A ROADWAY) FOR THE SOUTHEAST CORNER OF SAID 0.917 ACRE TRACT OF LAND FROM WHENCE A 2 INCH IRON PIPE BESIDE A STONE IN THE SOUTH LINE OF 3RD STREET OF THE ORIGINAL TOWN OF WILDORADO BEARS N. 09°22'49" W. 229.9 FEET AND EAST 1.85 FEET, FOR A TOTAL DISTANCE OF 1,023.83 TO A 1/2 INCH IRON ROD SET WITH CAP FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, SAME BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 809;

THENCE S. 13°23'28" W. 91.85 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 809 TO A 1/2 INCH IRON ROD WITH CAP FOUND, SAME BEING A POINT ON A CURVE TO THE LEFT WHOSE CENTER BEARS S. 76°36'49" E. 1,949.86 FEET;

THENCE SOUTHERLY 164.51 FEET ALONG SAID CURVE TO THE LEFT AND ALONG SAID WEST RIGHT-OF-WAY OF FM HIGHWAY 809 TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S. 89°55'17" W. AT 11.92 FEET PASS A 1/2 INCH IRON ROD WITH CAP FOUND FOR A TOTAL DISTANCE OF 770.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.736 ACRES OF LAND, MORE OR LESS.