

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 04/06/2013 and recorded in Book 1196 Page 637 real property records of Milam County, Texas.

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

Date: 05/01/2018

Time: 12:00 PM

Place: Milam County Courthouse, Texas, at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 EVELYN PEARSON WOODWARD, provides that it secures the payment of the indebtedness in the original principal amount of \$420,300.00, 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 20th District Court of Milam County on 02/08/2018 under Cause No. CV38454. 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 JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS OR MICHAEL LATHAM, 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
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS OR
MICHAEL LATHAM
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 Milam County Clerk and caused it to be posted at the location directed by the Milam County Commissioners Court.

Filed 7/8 day of July
in 2018, At 12:00 M.
By BARBARA VANS
County Clerk, Milam County, Texas
By [Signature]
(Deputy)

FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

GF Number: 2013015439

Legal description of the land:

Being 6.00 acres, more or less, out of the T.S. Arnett Survey, A-74, Milam County, Texas.

All that certain tract or parcel of land situated in Milam County, Texas, being out of the T.S. Arnett Survey, Abstract No. 74, being a part of a 41.812 Acre tract conveyed from Sam R. Perry as Independent Executors of the Estate of W.T. Pearson, et al to Evelyn Pearson-Woodard and William T. Pearson, IV by deed dated November 11, 2008 recorded in Volume 1087, Page 491 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a set 1/2" iron rod on the west Right-of-Way line of F.M. Highway 908, at the northeast corner of a called 5 Acre tract conveyed to Howard L. Key in Volume 332, Page 611, for the southeast corner of the said 41.812 Acre tract;

THENCE N 47°25'22" W -518.03 feet along the common line between the said west Right-of-Way line of F.M. Highway 908 and the said 41.812 Acre tract to a set 1/2" iron rod for the POINT OF BEGINNING and the east corner of this tract;

THENCE entering the said 41.812 Acre tract for division for the following courses and distances:

S 37°09'01" W - 636.76 feet to a set 1/2" iron rod for the south corner of this tract;
N 75°11'47" W - 253.85 feet to a set 1/2" iron rod for an exterior ell corner of this tract;
N 20°25'22" W - 347.74 feet to a set 1/2" iron rod for the west corner of this tract;
N 67°54'39" E - 652.25 feet to a set 1/2" iron rod on the said common line between the said west Right-of-Way line of F.M. Highway 908 and the said 41.812 Acre tract, for the north corner of this tract;

THENCE along the said common line between the said west Right-of-Way line of F.M. Highway 908 and the said 41.812 Acre tract for the following courses and distances:

Along the arc of a curve to the right having a delta angle of 04°07'14", an arc distance of 133.76 feet, a radius of 1859.87 feet, and a chord of S 49°28'59" E - 133.73 feet to a found concrete Right-of-Way monument for an exterior ell corner of this tract;
S 47°25'22" E - 61.49 feet to the POINT OF BEGINNING containing within these metes and bounds 6.000 Acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.