

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: ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS END BEING A PART OF THE J.P. WALLACE SURVEY A-308 AND BEING ALSO A PART OF A TRACT OF LAND CALLED 172 ACRES AND CONVEYED TO JANE WILSON ET AL BY CORRECTION DEED OF GIFT RECORDED IN VOLUME 151 PAGE 836 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND IN THE NORTHWEST CORNER OF LOT #13 OF LONGHORN RANCH AND CATTLE CO., A SUBDIVISION, AS RECORDED IN PLAT CABINET A SLIDE 18 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS AND IN THE OCCUPIED SOUTHWEST CORNER OF THE SAID 172 ACRE TRACT AND IN THE EAST LINE OF COUNTY ROAD #301 FOR THE SOUTHWEST CORNER, THIS TRACT.

THENCE NORTH 00 DEGREES 47 MINUTES 10 SECONDS WEST WITH THE OCCUPIED WEST LINE OF THE SAID 172 ACRE TRACT AND THE EAST LINE OF COUNTY ROAD #301, 255.85 FEET TO A 30 INCH LIVE OAK FOUND FOR A RE-ENTRANT CORNER THIS TRACT.

THENCE SOUTH 88 DEGREES 17 MINUTES 39 SECONDS EAST ENTERING THE SAID 172 ACRE TRACT IN AN EASTERLY DIRECTION 822.61 FEET TO A 1/2 INCH IRON PIN SET FOR AN ELL CORNER THIS TRACT.

THENCE NORTH 05 DEGREES 41 MINUTES 48 SECONDS EAST IN A NORTHERLY DIRECTION 1268.87 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER THIS TRACT.

THENCE NORTH 89 DEGREES 00 MINUTES 02 FEET SECONDS EAST IN AN EASTERLY DIRECTION 788.89 FEET TO A 1/2 INCH IRON PIN SET IN THE OCCUPIED EAST LINE OF THE SAID 172 ACRE TRACT AND THE OCCUPIED WEST LINE OF A TRACT OF LAND CONVEYED TO NEVA TEAT SMITH BY DEED RECORDED IN VOLUME 449 PAGE 282 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS FOR THE NORTHEAST CORNER THIS TRACT,

THENCE WITH THE OCCUPIED EAST LINE OF THE SAID 172 ACRE TRACT AND THE OCCUPIED WEST LINE OF THE SAID SMITH TRACT FOR THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH 00 DEGREES 51 MINUTES 08 SECONDS WEST 1180.49 FEET TO A 6 INCH FENCE POST FOUND FOR AN ANGLE POINT,
- (2) SOUTH 01 DEGREES 47 MINUTES 17 SECONDS WEST 389.02 FEET TO A 10 INCH FENCE CORNER POST FOUND IN THE OCCUPIED SOUTHEAST CORNER OF THE SAID 172 ACRE TRACT AND IN THE NORTH LINE OF THE ABOVE MENTIONED LONGHORN RANCH TRACT FOR THE SOUTHEAST CORNER THIS TRACT.

THENCE WITH THE NORTH LINE OF THE SAID LONGHORN RANCH TRACT AND THE COURSES: OCCUPIED SOUTH LINE OF THE SAID 172 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 86 DEGREES 57 MINUTES 07 SECONDS WEST 458.92 FEET TO A 2 INCH IRON PIPE FOUND FOR AN ANGLE POINT.
- (2) NORTH 88 DEGREES 17 MINUTES 39 SECONDS WEST 1246.03 FEET TO THE PLACE OF BEGINNING CONTAINING 34.900 ACRES OF LAND MORE OR LESS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/12/2022 and recorded in Document 2022-003993 real property records of Caldwell County, Texas.

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

Date: 11/07/2023

Time: 12:00 PM

Place: Caldwell County, Texas at the following location: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 .rust.

5. **Obligations Secured.** The Deed of Trust executed by JANE ELLEN WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$783,000.00, 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 AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o AMERICAN ADVISORS GROUP, 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. **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.

Filed this 21st day of Sept 2023

1:12 pm M

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Reyna Mijares Deputy

Reyna Mijares



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
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Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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