

POSTED

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# 6046

TIME 12:25 PM  
BY: Sandra K. Duckworth  
SANDRA K. DUCKWORTH, COUNTY CLERK

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 09/01/2010 and recorded in Book 0600 Page 0732 Document 147270 real property records of Newton County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 11/06/2018  
Time: 10:00 AM  
Place: Newton County Courthouse, Texas, at the following location: ON THE SIDEWALK IN FRONT OF THE POSTING BOARD LOCATED NEAR THE MIDDLE OF THE BLOCK FACING US HIGHWAY 190 ON THE NORTH SIDE OF THE NEWTON COUNTY COURTHOUSE SQUARE IN NEWTON, NEWTON COUNTY, TEXAS WHICH SAID BUILDING IS OWNED BY AND HOUSES THE NEWTON COUNTY CLERK AND NEWTON COUNTY TAX ASSESS-COLLECTOR OFFICES, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 JEANNE LAESCH, provides that it secures the payment of the indebtedness in the original principal amount of \$228,150.00, 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. **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 MARGIE ALLEN OR KYLE BARCLAY, 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.

[Signature]  
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

[Signature]  
MARGIE ALLEN OR KYLE BARCLAY  
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 Newton County Clerk and caused it to be posted at the location directed by the Newton County Commissioners Court.

EXHIBIT "A"

BEING a part of Abstract 972 of the R. M. Harmon survey and abstract 1197 of the F. J. & E. Newton survey Newton County, Texas and being a portion of that called 66 acre tract and a called 21.3 acre tract conveyed to Thomas and Hildreth Sesslors in Volume 198 Page 453 of the records of Newton County, Texas, Said parcel of land being more particularly described as follows:

COMMENCING at a concrete monument found for the southeast corner of said 66 acre tract and the northeast corner of a 0.179 acre tract described in the same instrument from which a 2" iron pipe found for the southeast corner of said 0.179 acre tract bears S 03°47'00" W. (Record Bearing Held) 38.18 feet;

THENCE North 85°58'00" West a distance of 1274.73 feet (called bearing & distance) to a 5/8" iron rod set in a barbed wire fence, in the south line of said 66 acre tract for the most southerly southeast corner and Point of Beginning of this tract;

THENCE North 85°58'00" West a distance of 40.13 feet to a 5/8" iron rod set in the common boundary between the said Harmon and Newton Surveys for the southwest corner of said 66 acre tract and in the east line of said 21.3 acre tract;

THENCE South 5°11'00" West a distance of 15.15 feet to a 5/8" iron rod set in the common boundary between said surveys in the north line of County Road #3073;

THENCE South 88°32'24" West a distance of 204.34 feet along the north line of said county road to a 5/8" iron rod set for the southwest corner of this tract at a fence corner;

THENCE North 1°12'01" West a distance of 387.45 feet bisecting the said 21.3 acre tract to a 5/8" iron rod set in the edge of a pasture;

THENCE North 9°57'59" East a distance of 284.75 feet to a 5/8" iron rod set for the northwest corner of this tract;

THENCE East a distance of 249.24 feet; crossing said survey line and the common line between said 66 acre and 21.3 acre tracts to a 5/8" iron rod set for the northeast corner of this tract;

THENCE South 3°56'05" West a distance of 651.88 feet; to the point or place of beginning containing 174240.106 square feet, 4.000 Acres, more or less.