

DEC 09 2021

NOTICE OF FORECLOSURE SALE

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *M. Osenera* Deputy

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: BEING 0.215 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOT ELEVEN (11) AND A PORTION OF LOT NINE (9), BLOCK 40, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED IN A SPECIAL WARRANTY DEED, RECORDED IN BOOK 1004, PAGE 257 (DOCUMENT NO. 140905), DEED RECORDS, MAVERICK COUNTY, TEXAS, SAID 0.215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 0.215 ACRES, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF LOT 13, SAME ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH COMAL STREET AND THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH COMAL STREET, NORTH 00 DEGREES 12 MINUTES 45 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS 0.215 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID LOT 9; THENCE ALONG THE LINES COMMON TO THIS 0.215 ACRES AND SAID REMAINDER OF LOT 9 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER;

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 0.215 ACRES, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF LOT 9 AND IN THE WEST LINE OF LOT 10;

THENCE ALONG THE LINE COMMON TO THIS 0.215 ACRES AND SAID LOT 10, SOUTH 00 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 58.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS 0.215 ACRES, SAME BEING THE SOUTHWEST CORNER OF LOT 12 AND THE NORTHWEST CORNER OF LOT 14, SAME ALSO BEING THE NORTHEAST CORNER OF SAID LOT 13;

THENCE ALONG THE LINE COMMON TO THIS 0.215 ACRES AND SAID LOT 13, NORTH 89 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.215 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/05/2011 and recorded in Document 165466 real property records of Maverick County, Texas.

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

Date: 01/04/2022

Time: 10:00 AM

Place: Maverick County, Texas at the following location: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. 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 MINERVA M. BERNAL, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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. 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.





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
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Calvin Sparr 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 12-9-21 I filed this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners Court.