

VG-371-2022-11

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 11

Foreclosure Posting

Recorded On: September 08, 2022 12:41 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

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Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON



STATE OF TEXAS

Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

FILED this 8 day of Sept 2022
LAURA WALLA
County Clerk Blanco County, Texas
By Melody Easter Deputy

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: A DESCRIPTION OF 1.80 ACRES OF LAND SITUATED IN THE JOHN GIBSON SURVEY NO. 201 AND THE W. C. CAUSEY SURVEY NO. 114, BLANCO COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 83.1 ACRE TRACT OF LAND CONVEYED TO DONALD D. GREEN BY DEED RECORDED IN VOLUME 93, PAGE 883 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, SAID 1.80 ACRES AS SHOWN ON THE ACCOMPANYING MAP, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID 83.1 ACRE TRACT, BEING ON THE SOUTH LINE OF A 40.00 FOOT WIDE ACCESS EASEMENT CONVEYED TO J. D. KENT BY DEED RECORDED IN VOLUME 64, PAGE 392 OF THE DEED RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID 83.1 ACRE TRACT, AS FENCED, BEING THE SOUTH LINE OF SAID ACCESS EASEMENT, NORTH 86 DEGREES 07 MINUTES 00 SECONDS EAST, 432.59 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID 83.1 ACRE TRACT BEING THE SOUTH LINE OF SAID ACCESS EASEMENT, NORTH 86 DEGREES 07 MINUTES 00 SECONDS EAST, 12.00 FEET TO A POINT; THENCE DEPARTING THE NORTH LINE OF SAID 83.1 ACRE TRACT CROSSING SAID 83.1 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES;

1. SOUTH 02 DEGREES 16 MINUTES 11 SECONDS EAST, 117.32 FEET TO A POINT OF CURVATURE,
2. A DISTANCE OF 26.49 FEET ALONG AN ARC TO THE RIGHT WHOSE RADIUS IS 106.00 FEET, DELTA ANGLE IS 14 DEGREES 18 MINUTES 59 SECONDS AND WHOSE CHORD BEARS SOUTH 04 DEGREES 53 MINUTES 18 SECONDS WEST, 26.42 FEET TO A POINT OF TANGENCY,
3. SOUTH 12 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 111.82 FEET TO A POINT OF CURVATURE,
4. A DISTANCE OF 17.62 FEET ALONG AN ARC TO THE LEFT WHOSE RADIUS IS 94.00 FEET, DELTA ANGLE IS 10 DEGREES 44 MINUTES 28 SECONDS AND WHOSE CHORD BEARS SOUTH 06 DEGREES 40 MINUTES 34 SECONDS WEST, 17.60 FEET TO A POINT OF TANGENCY,
5. SOUTH 01 DEGREES 18 MINUTES 20 SECONDS WEST, 62.50 FEET TO A POINT OF CURVATURE,
6. A DISTANCE OF 35.04 FEET ALONG AN ARC TO THE RIGHT WHOSE RADIUS IS 106.00 FEET, DELTA ANGLE IS 18 DEGREES 56 MINUTES 29 SECONDS AND WHOSE CHORD BEARS SOUTH 10 DEGREES 46 MINUTES 35 SECONDS WEST, 34.88 FEET TO A POINT OF TANGENCY,
7. SOUTH 20 DEGREES 14 MINUTES 49 SECONDS WEST, 345.08 FEET TO A POINT OF CURVATURE,
8. A DISTANCE OF 28.54 FEET ALONG AN ARC TO THE LEFT WHOSE RADIUS IS 144.00 FEET, DELTA ANGLE IS 11 DEGREES 21 MINUTES 27 SECONDS AND WHOSE CHORD BEARS SOUTH 14 DEGREES 34 MINUTES 05 SECONDS WEST, 28.50 FEET TO A POINT OF TANGENCY,
9. SOUTH 08 DEGREES 53 SECONDS 22 SECONDS WEST, 167.08 FEET TO A POINT OF CURVATURE,
10. A DISTANCE OF 30.43 FEET ALONG AN ARC TO THE RIGHT WHOSE RADIUS IS 56.00 FEET, DELTA ANGLE IS 31 DEGREES 07 MINUTES 50 SECONDS AND WHOSE CHORD BEARS SOUTH 24 DEGREES 27 MINUTES 17 SECONDS WEST, 30.05 FEET TO A POINT OF TANGENCY,
11. SOUTH 40 DEGREES 01 MINUTES 12 SECONDS WEST, 152.49 FEET TO A POINT,
12. SOUTH 58 DEGREES 11 MINUTES 30 SECONDS EAST, 131.34 FEET TO A POINT,
13. SOUTH 15 DEGREES 23 MINUTES 37 SECONDS WEST, 239.48 FEET TO A POINT, AND
14. NORTH 82 DEGREES 41 MINUTES 10 SECONDS WEST, 180.17 FEET TO A POINT BEING ON THE WEST LINE OF SAID 83.1 ACRE TRACT.

THENCE ALONG THE WEST LINE OF SAID 83.1 ACRE TRACT, AS FENCED THE FOLLOWING TWO (2) COURSES,
1. NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, 216.63 FEET TO A FENCE CORNER POST FOUND, AND
2. NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST, 14281 FEET TO A FENCE CORNER POST FOUND.
THENCE, DEPARTING THE WEST LINE OF SAID 83.1 ACRE TRACT, CROSSING SAID 83.1 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES.

1. SOUTH 58 DEGREES 11 MINUTES 30 SECONDS EAST, 143.94 FEET TO A POINT,
2. NORTH 40 DEGREES 01 MINUTES 12 SECONDS EAST, 154.22 FEET TO A POINT,
3. NORTH 49 DEGREES 58 MINUTES 48 SECONDS WEST, 25.50 FEET TO A POINT,
4. NORTH 40 DEGREES 01 MINUTES 12 SECONDS EAST, 12.00 FEET TO A POINT,
5. SOUTH 49 DEGREES 58 MINUTES 48 SECONDS EAST, 25.50 FEET TO A POINT OF CURVATURE,
6. A DISTANCE OF 23.91 FEET ALONG AN ARC TO THE LEFT WHOSE RADIUS IS 44.00 FEET, DELTA ANGLE IS 31

14. A DISTANCE OF 23.49 FEET ALONG AN ARC TO THE LEFT WHOSE RADIUS IS 94.00 FEET, DELTA ANGLE IS 14 DEGREES 18 MINUTES 59 SECONDS AND WHOSE CHORD BEARS NORTH 04 DEGREES 53 MINUTES 18 SECONDS EAST, 23.43 FEET TO A POINT OF TANGENCY, AND

15. NORTH 02 DEGREES 16 MINUTES 11 SECONDS WEST, 116.99 FEET TO THE POINT OF BEGINNING CONTAINING 1.80 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/24/2006 and recorded in Document 061728 real property records of Blanco County, Texas.

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

Date: 11/01/2022

Time: 10:00 AM

Place: Blanco County, Texas at the following location: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR 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 DONALD D. GREEN AND FRANKIE A GREEN, provides that it secures the payment of the indebtedness in the original principal amount of \$300,240.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding, LLC is the current mortgagee of the note and deed of trust and CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding, LLC c/o CELINK, 101 West Louis Henna Blvd. Suite 450, Austin, TX 78728 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Reverse Mortgage Funding, LLC obtained a Order from the 33rd District Court of Blanco County on 08/05/2022 under Cause No. CV07685. 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 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.
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