

DEC 21 2022

Jennifer T. Denton
COUNTY CLERK, CORYELL CO., TEXAS

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: 0.51 ACRE, PART OF LOT SIX (6) AND ALL OF LOT SEVEN (7), BLOCK TWO (2), COPPER HILL ESTATES 4TH UNIT, RECORDED IN VOLUME 2, PAGE 30, PLAT RECORDS OF CORYELL COUNTY, TEXAS AND PART OF LOT FIVE (5), BLOCK SIXTEEN (16), THOUSAND OAKS ADDITION II, RECORDED IN VOLUME 5, PAGE 18, PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE WEST P. HARDEMAN SURVEY, ABSTRACT NO. 454, AND BEING ALL OF THE TRACT DESCRIBED IN A DEED TO EARL N. TRABUE AND WIFE, ELIZABETH C. TRABUE RECORDED IN VOLUME 340, PAGE 881, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS PART OF LOT 6 AND ALL OF LOT 7, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT RECORDED IN VOLUME 2, PAGE 30, PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND ALL OF THE TRACT DESCRIBED AS 0.061 ACRE IN A DEED TO EARL N. TRABUE AND WIFE., ELIZABETH C. TRABUE RECORDED IN VOLUME 434, PAGE 330, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS PART OF LOT 5, BLOCK 16, THOUSAND OAKS ADDITION II RECORDED IN PLAT BOOK 5, PAGE 18, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF HOUSTON STREET AND IN THE EAST LINE OF LOT 6, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT BEING THE SOUTHEAST CORNER OF THE ROLAND BLEICH, ET UX TRACT RECORDED IN DOCUMENT NO. 164471 AND THE NORTHEAST CORNER OF THE TRABUE TRACT (340/881), FOR THE NORTHEAST CORNER OF THIS.

THENCE SOUTH 09 DEGREES 41 FEET 37 INCHES WEST, 182.96 FEET (S. 09 DEGREES 24 FEET W., 182.06 FEET) WITH THE WEST RIGHT OF WAY LINE OF HOUSTON STREET TO A 3/8 INCH IRON ROD FOUND BEING A CORNER OF LOT 5, BLOCK 16, THOUSAND OAKS ADDITION II, A CORNER OF THE WILLIAM E. FOSTER, ET UX TRACT RECORDED IN VOLUME 559, PAGE 245, AND THE SOUTHEAST CORNER OF THE TRABUE 0.061 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE NORTH 84 DEGREES 09 FEET 28 INCHES W., 119.79 FEET (N. 84 DEGREES 09 FEET 28 INCHES W., 119.86 FEET- BASE BEARING- 434/330) TO A 3/8 INCH IRON ROD FOUND BEING AN ELL CORNER OF THE FOSTER TRACT AND THE SOUTHWEST CORNER OF THE TRABUE 0.061 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE NORTH 03 DEGREES 38 FEET 35 INCHES EAST, 8.80 FEET (NORTH 11 DEGREES 02 FEET 27 INCHES EAST, 9.0 FEET) TO A 3/8 INCH IRON ROD FOUND BEING A CORNER OF LOT 5, BLOCK 16, THOUSAND OAKS ADDITION II, A COMER OF THE FOSTER TRACT, THE NORTHWEST CORNER OF THE TRABUE 0.061 ACRE TRACT, THE SOUTHWEST CORNER OF THE TRABUE TRACT (3401881), THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT, AND THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT, FOR A CORNER OF THIS.

THENCE NORTH 09 DEGREES 53 FEET 42 INCHES EAST, 171.85 FEET (NORTH 09 DEGREES 24 FEET EAST, 171.06 FEET) TO A 3/8 INCH IRON ROD FOUND IN THE EAST LINE OF LOT 11, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT AND IN THE WEST LINE OF LOT 6, BLOCK 2, COPPER HILL ESTATES, 4TH UNIT, BEING THE SOUTHWEST CORNER OF THE BLEICH TRACT AND THE NORTHWEST CORNER OF THE TRABUE TRACT (340/881), FOR THE NORTHWEST CORNER OF THIS.

THENCE SOUTH 85 DEGREES 16 FEET 19 INCHES EAST, 120~0 FEET TO THE PLACE OF BEGINNING CONTAINING 0.501 ACRE OF LAND ACCORDING TO MY SURVEY AND MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE WEST LINE OF THE TRACT DESCRIBED AS 0.061 ACRE IN A DEED TO EARL N. TRABUE AND WIFE, ELIZABETH C. TRABUE RECORDED IN VOLUME 434, PAGE 330, DEED RECORDS OF CORYELL COUNTY, TEXAS.

THE COMPANY DOES NOT REPRESENT OR INSURE THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

COMMONLY KNOWN AS: 714 HOUSTON STREET, COPPERAS COVE, TX 76522 PARCEL ID: 118456

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/22/2020 and recorded in Document 329487 real property records of Coryell County, Texas.

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

Date: 02/07/2023

Time: 10:00 AM

Place: Coryell County, Texas at the following location: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE 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 STUART A. MARTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$213,000.00, 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 REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, 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

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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