

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**LAMAR County**

**Deed of Trust Dated:** June 21, 2011

**Amount:** \$105,000.00

**Grantor(s):** WILLARD T PRESSLEY

**Original Mortgagee:** AMERICAN ADVISORS GROUP

**Current Mortgagee:** FINANCE OF AMERICA REVERSE LLC

**Mortgagee Servicer and Address:** c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 089045-2011

**Legal Description:** SEE EXHIBIT A

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on June 10, 2016 under Cause No. 85379 in the 62ND Judicial District Court of LAMAR County, Texas

**Date of Sale:** November 1, 2016 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LAMAR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHANNAH WALKER OR DANNY DAVIS, SUE SPASIC OR ZORAN W. SPASIC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

*KBS*

KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-010420

*Shannah Walker*

SHANNAH WALKER OR DANNY DAVIS, SUE SPASIC OR ZORAN W. SPASIC  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007



FILED FOR RECORD  
16 AUG 15 PM 4:21  
COUNTY CLERK  
LAMAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF ~~LAMAR~~ **HOPKINS**

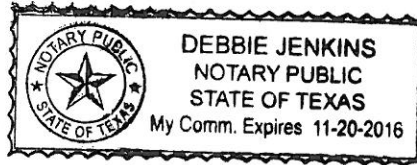
Before me, the undersigned authority, on this 15<sup>th</sup> day of August 2016, personally appeared Shannan Walker, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF

TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-010420



### Description of Property

Legal description attached hereto as exhibit "A" and by this reference made a part hereof

SITUATED WITHIN THE LIMITS OF THE CITY OF RENO, COUNTY OF LAMAR, AND STATE OF TEXAS, PART OF THE STEPHEN PETERS SURVEY #715, AND BEING A CALLED 1 ACRE TRACT OF LAND CONVEYED TO WILLARD T. PRESSLEY BY DEED RECORDED IN INSTRUMENT 074491-2009, IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1 INCH IRON PIPE (f) FOR CORNER AT THE NORTHWEST CORNER OF SAID PRESSLEY 1 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CALLED 0.693 ACRE TRACT OF LAND CONVEYED TO MARY LAVANNA HOWARD BY DEED RECORDED IN INSTRUMENT 075626-2010, IN SAID OFFICIAL RECORDS OF SAID COUNTY AND STATE.

THENCE SOUTH 0°58'12" WEST A DISTANCE OF 265.55 FEET TO A 6 INCH POST (f) FOR CORNER AT THE SOUTHWEST CORNER OF SAID PRESSLEY 1 ACRE TRACT, AT THE SOUTHEAST CORNER OF SAID HOWARD 0.693 ACRE TRACT, AT THE NORTHEAST CORNER OF TRACT 2, A CALLED 1.343 ACRE TRACT OF LAND CONVEYED TO MARY LAVANNA WILLEY BY DEED RECORDED IN VOL. 870, PAGE 182, IN THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE, AND AT THE NORTHERLY NORTHWEST CORNER OF A CALLED 13.034 ACRE TRACT OF LAND CONVEYED TO H.R. WILLEY ET UX BY DEED RECORDED IN VOL. 1307, PAGE 194, IN SAID REAL PROPERTY RECORDS.

THENCE NORTH 88°42'05" EAST (REFERENCE BEARING) WITH A FENCE A DISTANCE OF 149.98 FEET TO A 1/2 INCH CAPPED (JMN 4025) IRON PIN (f) FOR CORNER AT THE SOUTHEAST CORNER OF SAID PRESSLEY 1 ACRE TRACT, AT THE NORTHERLY NORTHEAST CORNER OF SAID WILLEY 13.034 ACRE TRACT, AND IN THE WEST BOUNDARY LINE OF A CALLED 1.07 ACRE TRACT OF LAND CONVEYED TO JAMES L. LAWSON ET UX BY DEED RECORDED IN VOL. 857, PAGE 179, IN SAID REAL PROPERTY RECORDS.

THENCE NORTH 1°00'03" EAST PARTIALLY WITH A FENCE A DISTANCE OF 259.11 FEET TO A 3/8 INCH SPIKE NAIL (s) FOR CORNER AT THE NORTHEAST CORNER OF SAID PRESSLEY 1 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID LAWSON 1.07 ACRE TRACT;

THENCE NORTH 88°50'15" WEST ALONG THE SOUTH BOUNDARY LINE OF PINE MILL ROAD A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.903 ACRES OF LAND.

**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE**  
STATE OF TEXAS


COUNTY OF LAMAR

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated June 21, 2011, executed by WILLARD T. PRESSLEY, AN UNMARRIED MAN to CHRISTOPHER MULLINS, Trustee(s) and recorded in the office of the County Clerk in Document No. 089045-2011, LAMAR County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on November 1, 2016 between the hours of 1:00 PM and 4:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

  
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SHANNAH WALKER OR DANNY DAVIS, SUE SPASIC OR ZORAN W. SPASIC  
Substitute Trustee

STATE OF TEXAS

~~COUNTY OF LAMAR~~  
HOPKINS

This instrument was acknowledged before me on this 15 day of August, 2016, by  
Shannah Walker.

  
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NOTARY PUBLIC STATE OF TEXAS  
My Commission expires: 11-20-16

