

22-028153

JUL 29 2022

**Notice of Substitute Trustee's Sale**SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> May 5, 2014	<b>Original Mortgagor/Grantor:</b> JUDITH J PUTNAM
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN ADVISORS GROUP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> REVERSE MORTGAGE FUNDING LLC
<b>Recorded in:</b> <b>Volume:</b> NA <b>Page:</b> NA <b>Instrument No:</b> 2014-003922	<b>Property County:</b> VAN ZANDT
<b>Mortgage Servicer:</b> COMPU-LINK CORPORATION D/B/A CELINK	<b>Mortgage Servicer's Address:</b> 101 West Louis Henna Blvd, Austin, TX 78728

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$132,000.00, executed by JUDITH PUTNAM and payable to the order of Lender.

**Property Address/Mailing Address:** 305 VZ COUNTY ROAD 2120, CANTON, TX 75103

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JESSE STOCKWELL SURVEY A-760, VAN ZANDT COUNTY, TEXAS, SAME BEING PART OF A CALLED 2.27 ACRE TRACT AS FOUND IN WARRANTY DEED DATED MARCH 11, 1997 FROM F. CHAUNCEY WHITTELSEY "FAMILY TRUST" U/A DATED 05/30/80, FRANK C. WHITTELSEY AND HENRY M. SWAN, TRUSTEES, TO JUDITH PUTNAM AS FOUND RECORDED IN VOL. 1413, PAGE 812 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD 2120 FOR THE NORTH CORNER OF SAID PUTNAM'S 2.27 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WAS FOUND AND USED FOR A REFERENCE BEARS SOUTH 22 DEG. 23 MIN. 48 SEC. EAST 28.01 FEET; THENCE: SOUTH 22 DEG. 23 MIN. 46 SEC. EAST 317.74 FEET WITH THE NORTHEAST LINE OF SAID PUTNAM'S 2.27 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTH CORNER OF A CALLED 1.0 ACRE TRACT NOW OR FORMERLY OWNED BY MILLIS KRISTIN (DOCUMENT NO, 2014-001457 REAL RECORDS);

THENCE: SOUTH 67 DEG. 33 MIN. 19 SEC. WEST 168.68 FEET WITH A NORTHWEST LINE OF SAID KRISTIN'S 1.0 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR AN INNER-ELL CORNER OF SAME; THENCE: NORTH 22 DEG. 27 MIN. 19 SEC. WEST 338.08 FEET WITH A NORTHEAST LINE OF SAID KRISTIN'S 1.0 ACRE TRACT TO A 60D NAIL FOUND IN THE CENTER OF COUNTY ROAD 2120 AND IN A NORTHWEST LINE OF SAID PUTNAM'S 2.27 ACRE TRACT FOR THE MOST NORTHERLY NORTH CORNER OF SAID KRISTIN'S 1.0 ACRE TRACT, FROM WHICH A 1/2" IRON ROD REFERENCE WAS FOUND BEARS SOUTH 22 DEG. 27 MIN. 19 SEC. EAST 23.77 FEET:

THENCE: NORTH 74 DEG. 24 MIN. 56 SEC. EAST 170.23 FEET WITH THE CENTER OF COUNTY ROAD 2120, AND WITH THE NORTHWEST LINE OF SAID PUTNAM'S 2.27 ACRE TRACT TO THE PLACE OF



BEGINNING CONTAINING 1.27 ACRES OF LAND.

**Date of Sale:** October 4, 2022

**Earliest time Sale will begin:** 10:00 AM

**Place of sale of Property:** "On the steps to the north entrance of the Van Zandt County Courthouse, or if 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 COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

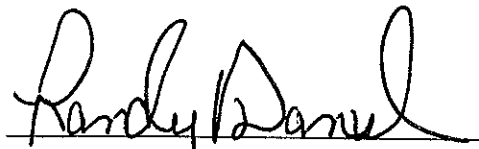
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE FUNDING LLC*, the owner and holder of the Note, has requested Randy Daniel whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *REVERSE MORTGAGE FUNDING LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Randy Daniel whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Randy Daniel or Randy Daniel or Cindy Daniel or Jim  
O'Bryant, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112