

19-359557

Notice of Substitute Trustee's Sale

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)

Deed of Trust Date: September 11, 2015	Original Mortgagor/Grantor: ELEANOR JANE AREND
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR URBAN FINANCIAL OF AMERICA, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FINANCE OF AMERICA REVERSE, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-007920	Property County: VAN ZANDT
Mortgage Servicer: Reverse Mortgage Solutions, Inc	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

FILED FOR RECORD
 2019 SEP 12 AM 11:30
 SUSAN STRICKLAND
 COUNTY CLERK VAN ZANDT
 BY _____

* 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 \$264,525.00, executed by ELEANOR AREND and payable to the order of Lender.

Property Address/Mailing Address: 345 N 4TH STREET, WILLS POINT, TX 75169

Legal Description of Property to be Sold: ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING KNOWN AS LOTS 1 AND 2 IN BLOCK 6 OF THE ORIGINAL TOWN OF WILLS POINT, TEXAS. BEING THE SAME LAND IN SPECIAL WARRANTY DEED DATED 04/04/2007, FROM HARRY PLOSS AKA HARRY LEE PLOSS TO PEGGY PLOSS, RECORDED IN VOLUME 2224, PAGE 86, REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS

Date of Sale: December 03, 2019	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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, FINANCE OF AMERICA REVERSE, LLC., the owner and holder of the Note, has requested Randy Daniel, Cindy Daniel, 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 *FINANCE OF AMERICA REVERSE, 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, Cindy Daniel, 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, Cindy Daniel, 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.

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.

/s/Cheyenne Zokaie
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