

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**VAN ZANDT County**  
**Deed of Trust Dated:** June 2, 2015  
**Amount:** \$330,000.00  
**Grantor(s):** RONALD R. RUPEY

**Original Mortgagee:** AMERICAN NATIONWIDE MORTGAGE COMPANY, INC  
**Current Mortgagee:** FINANCE OF AMERICA REVERSE, LLC

**Mortgage 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. 2015-004624

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS RONALD R. RUPEY is deceased.

**Date of Sale:** December 4, 2018 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VAN ZANDT 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.

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN OR CINDY DANIEL 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.

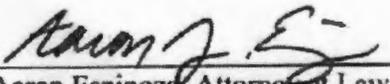
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.

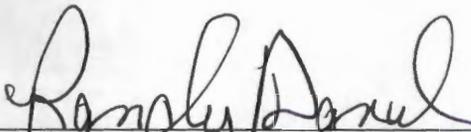
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

FILED FOR RECORD  
2018 OCT -4 AM 11:25  
PAM PEARMAN  
COUNTY CLERK, VAN ZANDT CO. TX  
BY \_\_\_\_\_ DEP.

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-004960

  
AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS  
PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER  
HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON,  
RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN,  
MERYL OLSEN OR CINDY DANIEL  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

## EXHIBIT A

Exhibit A to the Security Instrument made on June 2, 2015, by Ronald R Rupey, widower ("Borrower") to Mortgage Electronic Registration Systems, Inc. ("MERS") ("Beneficiary"). The Property is located in the county of VAN ZANDT, state of Texas, described as follows:

### Description of Property

Being a resurvey of a 25.267 acre tract situated in the E. Willingham Survey, Abstract No. 893, Van Zandt County, Texas. Being the same land described in a deed as 25.015 acres to Ronald Rupey and wife, Marilyn M Rupey, recorded in Volume 1540, Page 679 of the Deed Records of Van Zandt County, Texas (D.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" galvanized iron pipe found for the Southwest corner of the hereon described tract, same being the Northwest corner of a called 25.276 acre tract of land described in a deed to Jerry G. Decker and Sherry Decker, recorded in Document No. 2009-008198 of the D.R.V.Z.C.T., and being in the West line of the said E. Willingham Survey, from which a 1/2" galvanized iron pipe found for reference at the Southwest corner of the said 25.276 acre Decker tract bears South 00° 30' 43" West, a distance of 520.32 feet;

THENCE: North 00° 22' 48" East, along the West line of the said E. Willingham Survey and generally along a fence, a distance of 507.51 feet to a 1/2" galvanized iron pipe found for the Northwest corner of the hereon described tract;

THENCE: South 87° 08' 55" East, a distance of 2315.79 feet to a point for the Northeast corner of the hereon described tract within the limits of Van Zandt County Road 2410, from which a 1/2" galvanized iron pipe found for reference bears North 87° 08' 55" West, a distance of 43.00 feet;

THENCE: Within the limits of said County Road 2410, South 27° 47' 00" West, a distance of 387.70 feet to a point for corner and South 02° 30' 00" West, a distance of 142.40 feet to a 60d nail found for the Southeast corner of the hereon described tract, same being the Northeast corner of the said 25.276 acre Decker tract, from which a 1/2" galvanized iron pipe found for reference bears South 89° 31' 35" West, a distance of 19.78 feet;

THENCE: North 87° 30' 00" West, along the North line of the said 25.276 acre Decker tract, a distance of 2131.39 feet to the POINT OF BEGINNING and containing 1,100,648 square feet or 25.267 acres of land.