

19-373522

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: November 15, 2010	Original Mortgagor/Grantor: BILLY ROPER AND PAMILLA ROPER
Original Beneficiary / Mortgagee: GENWORTH FINANCIAL HOME EQUITY ACCESS, INC.	Current Beneficiary / Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.
Recorded in: Volume: 890 Page: 339 Instrument No: 00003790	Property County: HOCKLEY
Mortgage Servicer: Reverse Mortgage Solutions, Inc	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

* 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 \$162,000.00, executed by BILLY ROPER; PAMILLA ROPER and payable to the order of Lender.

Property Address/Mailing Address: 6312 TENNESSEE RD, ANTON, TX 79313

Legal Description of Property to be Sold: ALL OF THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE HUNDRED TWENTY-THREE (123), BLOCK A, R.M. THOMSON SURVEY IN HOCKLEY COUNTY, TEXAS, LYING SOUTH OF THE RAILROAD RIGHT OF WAY, CONTAINING 13.7 ACRES OF LAND MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 6318 US HIGHWAY 84, ANTON, TX 79313 TENNESSEE ROAD, ANTON, TX 79313.

BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

9.718 ACRES, SECTION 123, BLOCK A, RM THOMPSON SURVEY, HOCKLEY CO. TX

FIELD NOTES OF 9.718 ACRES OUT OF SECTION 123, BLOCK A, RM THOMPSON SURVEY, HOCKLEY COUNTY, TEXAS.

BEGINNING AT A ½" IR FOUND FOR THE SW CORNER OF SECTION 123 AND THE SW CORNER OF THIS TRACT;

THENCE N 0° 21' 52" E, ALONG THE W/LINE OF SECTION 123, A DISTANCE OF 845.85' TO A 1/2" IR SET IN THE S/ROW OF US HIGHWAY 84 FOR THE NW CORNER OF THIS TRACT;

THENCE S 49° 18' 18" E, ALONG THE S/ROW OF US HIGHWAY 84, A DISTANCE OF 1313.02' TO A ½" IR SET IN THE S/LINE OF SECTION 123 FOR THE SE CORNER OF THIS TRACT;

THENCE N 89° 24' 38" W, ALONG THE S/LINE OF SECTION 123, A DISTANCE OF 1000.95' TO THE PLACE OF BEGINNING.

Date of Sale: April 07, 2020	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE

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 SOLUTIONS, INC.*, the owner and holder of the Note, has requested Ronald Byrd, Kevin Key, Jay Jacobs, 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 SOLUTIONS, INC.* 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, Ronald Byrd, Kevin Key, Jay Jacobs, 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 Ronald Byrd, Kevin Key, Jay Jacobs, 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.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jan 23, 2020 at 10:42A

Amount

Jennifer Palermo
Hockley County Clerk
By
Janie Salazar, Deputy
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW.

/s/William Attmore

William Attmore

Attorney for Reverse Mortgage Solutions, Inc.
State Bar No.: 24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee
1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079