

21-096826

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)

Table with 2 columns and 4 rows containing details: Deed of Trust Date (November 7, 2014), Original Mortgagee/Grantor (EDITH MARIE CLIFTON), Original Beneficiary / Mortgagee (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY AS NOMINEE FOR AMERICAN ADVISORS GROUP., ITS SUCCESSORS AND ASSIGNS), Current Beneficiary / Mortgagee (REVERSE MORTGAGE FUNDING LLC), Recorded in (Volume: 246, Page: 198, Instrument No: 15008), Property County (MENARD), Mortgage Servicer (COMPU-LINK CORPORATION D/B/A CELINK), Mortgage Servicer's Address (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 \$115,500.00, executed by EDITH MARIE CLIFTON, DECEASED and payable to the order of Lender.

Property Address/Mailing Address: 508 TIPTON STREET, MENARD, TX 76859

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED REAL PROPERTY IN MENARD COUNTY, TEXAS, TO WIT:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN MENARD COUNTY; TEXAS AND BEING DESCRIBED AS BEING AT PART OF THE SUBDIVISION OF BLOCK 45, TOWN OF MENARD, MENARD COUNTY, TEXAS AS SHOWN BY OFFICIAL MAP OR PLAT OF SAID TOWN NOW IN USE AND OF RECORD IN THE DEED RECORDS OF MENARD COUNTY, TEXAS, THE PORTION OF SAID BLOCK 45 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE EAST LINE OF SAID BLOCK 45 AND BEING 55.50 FEET N. 15 DEGREES 00 MINUTES 00 SECONDS E, OF THE SOUTHEAST CORNER OF SAID BLOCK 45;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 45, N. 75 DEGREES 00 MINUTES 00 SECONDS W. 160.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF THIS TRACT AND PARALLEL TO THE EAST LINE OF SAID BLOCK 45, N. 15 DEGREES 00 MINUTES 00 SECONDS E. 55.50 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE NORTH LINE OF THIS TRACT AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 45, S. 75 DEGREES 00 MINUTES 00 SECONDS E. 160.00 FEET TO A 1/2" IRON ROD WITH CAP



SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE CAST LINE OF THIS TRACT AND SAID BLOCK 45 AND THE WEST LINE OF TIPTON STREET. S. 15 DEGREES 00 MINUTES 00 SECONDS W. 55.50 TO THE PLACE OF BEGINNING. AND BEING THE SAME LAND DESCRIBED IN DEED FROM SHARON ALLYNE HILL, ET AL EARNEST E. CLIFTON AND EDITH CLIFTON, DATED APRIL 16, 2007, AND RECORDED IN VOLUME 210, PAGE 570, REAL PROPERTY RECORDS OF MENARD COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY TAX ID : 3430

PROPERTY : 508 TIPTON ST MENARD TX 76859.

PARCEL ID: 02510-0045-000-20

Date of Sale: June 06, 2023	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE NORTH DOOR OF THE MENARD COUNTY COURTHOUSE, BEING THE OUTSIDE DOOR ON THE NORTH SIDE FACING AMERICAN LEGION PARK AND THE IMMEDIATE CONCRETE PORCH AREA INCLUDING THE STEPS 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 Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Zane Nail, Shelley Nail, Martha Rossington, T. Reynolds Rossington, Kim Anderson, Ron Anderson, Alexis Mendoza, Kevin Key or 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 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, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Zane Nail, Shelley Nail, Martha Rossington, T. Reynolds Rossington, Kim Anderson, Ron Anderson, Alexis Mendoza, Kevin Key or 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 Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Zane Nail, Shelley Nail, Martha Rossington, T. Reynolds Rossington, Kim

Anderson, Ron Anderson, Alexis Mendoza, Kevin Key or 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.



SUBSTITUTE TRUSTEE

Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reva Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone OR Zane Nail, Shelley Nail, Martha Rossington, T. Reynolds Rossington, Kim Anderson, Ron Anderson, Alexis Mendoza, Kevin Key or Jay Jacobs, Trustee

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

Filed for Record in my Office
the 4th day of May 20 23
at 2:45 o'clock PM
Christy Caperton
County Clerk, Menard County, Texas

By: C. Rogio, Deputy