

## NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF ROBERTS, DESCRIBED AS FOLLOWS:

TRACT ONE:

BEING A TRACT OF LAND 50 X 100 FEET WHICH IS A PART OF THE EAST 2/3 OF SECTION 71, BLOCK M-2, H&GN RR CO. SURVEY, SITUATED IN ROBERTS COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST LINE OF KIOWA STREET INTERSECTS THE NORTH LINE OF COMMERCIAL STREET, IN THE TOWN OF MIAMI, TEXAS.

THENCE IN A NORTHEASTERLY DIRECTION FOLLOWING THE SAID NORTH BOUNDARY LINE OF COMMERCIAL STREET, AS NOW EXTENDED, ONE HUNDRED FEET TO A STAKE CORNER;

THENCE IN A NORTHWESTERLY DIRECTION FIFTY FEET TO THE CORNER OF A TRACT OF LAND HERETOFORE SOLD AND CONVEYED BY CHRISTY WECKESSER SR. TO J. C. DIAL;

THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING THE EASTERLY LINE OF SAID J. C. DIAL TRACT ONE HUNDRED FEET TO A POINT IN SAID KIOWA STREET;

THENCE IN A SOUTHEASTERLY DIRECTION FIFTY FEET, FOLLOWING SAID KIOWA STREET TO THE PLACE OF BEGINNING; AND

TRACT TWO:

BEING A TRACT OF LAND 50 X 100 FEET, AND BEING THE MIDDLE 1/3 OF SAID TRACT OF LAND DEEDED TO W.D. CHRISTOPHER BY THE MIAMI TOWN COMPANY ON JANUARY 7, 1909, RECORDED IN VOLUME 7, PAGE 564 OF THE DEED RECORDS OF ROBERTS COUNTY, TEXAS, BEING A PART OF THE EAST 2/3 OF SECTION 71, BLOCK M-2, H&GN RR CO. SURVEY, SITUATED IN ROBERTS COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FIFTY FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT OF LAND;

THENCE EASTERLY ONE HUNDRED FEET PARALLEL WITH THE S.K. RY. CO. OF TEXAS RIGHT OF WAY TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTHEAST FIFTY FEET;

THENCE WESTERLY ONE HUNDRED FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTHERLY FIFTY FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/26/2016 and recorded in Book 324 Page 308 Document 049554 real property records of Roberts County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 10/04/2022  
Time: 01:00 PM  
Place: Roberts County, Texas at the following location: SOUTH PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by KEITH PATTERSON AND SANDRA PATTERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.



POSTED BY AK  
DATE 7/28/22 TIME 11:36 AM

6. *Order to Foreclose.* Reverse Mortgage Funding LLC obtained a Order from the 31st District Court of Roberts County on 07/25/2022 under Cause No. 2283. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
~~Karla Balli, Attorney at Law~~  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Roberts County Clerk and caused it to be posted at the location directed by the Roberts County Commissioners Court.