

16-0004FC

FILED FOR RECORD  
**NOTICE OF FORECLOSURE SALE** SHELBY COUNTY, TEXAS

**1. Property to Be Sold.** The property to be sold is described as follows:  
SEE EXHIBIT "A" 2016 JAN 11 PM 12 44

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/24/2012 and recorded in Document 2012005648 real property records of Shelby County, Texas.

**3. Date, Time, and Place of Sale.**  
BY *Sheryl Lamont* COUNTY CLERK DEPUTY

Date: 03/01/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Shelby County Courthouse, Texas, at the following location: THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by CHARLIE M BUSSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$232,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE 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.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000093-220  
512 NACOGDOCHES STREET  
CENTER, TX 75935

*Sheryl Lamont* 01-11-16  
ROBERT LAMONT, SHERYL LAMONT, SHARON ST.  
PIERRE, HARRIETT FLETCHER OR DAVID SIMS  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**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.**



4558289



EXHIBIT A

FIRST TRACT:

BEING that certain tract of land (approximately 1.079 acre tract), a part of the JESSE AMASON SURVEY, A- 10, Shelby County, Texas, and being the land described in the Warranty deed from Lucretia Bussey, Independent Executrix of the Estate of Opal Liem Chase, Deceased, to Lucretia Liem Bussey, dated July 26, 1984, recorded in Vol. 639, Page 44, Deed Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:

BEGINNING at the NWC of said Lot now owned by Opal Liem, on the NBL of said tract conveyed to Henry Liem, as mentioned above, said corner being 140 ft. N. 60- 3/4 W. from the NEC of said Lot conveyed to Henry Liem, as mentioned above;

THENCE N. 60-3/4 W. 221 ft., to a stake the NEC of said tract conveyed to Henry Liem, as mentioned above, same being on the EB of the J. L. Crawford homestead tract;

THENCE S. 29 W. with said EBL of J. L. Crawford tract and the WBL of this tract conveyed herein, 151 ft. to a stake for corner, Hickory 20 inch in diameter 12 ft. distance;

THENCE S. 62-3/4 E. 375 ft., to a stake on the Western Edge of Nacogdoches Street, same being

the SEC of the tract herein conveyed;

THENCE N. 24 E. with Western Edge of Nacogdoches Street 93 ft. to the SEC of the Lot above mentioned now owned by Opal Liem, said corner being S. 24 W. 60 ft. from the NEC of the tract conveyed to Henry Liem as above mentioned;

THENCE N. 62-3/4 W. 140 ft. to stake for corner, same being the SWC of the lot mentioned above now owned by Opal Liem;

THENCE N. 24 E 60 ft., to the Place of Beginning.

SECOND TRACT:

BEING that certain tract of land (approximately 0.210 acre tract), a part of the JESSE AMASON SURVEY, A- 10, Shelby County, Texas, and being the land described in the Warranty deed from Lucretia Bussey, Independent Executrix of the Estate of Opal Liem Chase, Deceased, to Lucretia Liem Bussey, dated July 26, 1984, recorded in Vol. 639, Page 44, Deed Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:

BEGINNING at the NEC of the tract of land as conveyed by J. B. Burns and wife, Hazel D. Burns to Henry Liem as recorded in Vol. 98, Page 594-5, Deed Records, Shelby County, Texas;

THENCE N. 62-3/4 W. with the NBL of said Liem tract 150 ft., a stake on the NBL of said Liem tract;

THENCE about S. 29 W. to the NWC of Mrs. Liem yard fence which is a distance of 60 ft;

THENCE with said yard fence in an Easterly direction and with said yard fence to Nacogdoches Street, which is 150 ft.;

THENCE N. 24 E. with Nacogdoches Street to the Place of Beginning, containing 60 ft. by 150 ft. back and being the same tract of land as conveyed by Mrs. Nellie Liem, Opal Liem and Edwin Liem to Dan Liem on January 27, 1928, as shown by Deed recorded in Vol. 137, Page 372, Deed Records, Shelby County, Texas.