

25-004FC

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: BEING .4564 ACRE OF LAND, MORE OR LESS, OUT OF A CALLED 7.95 ACRE TRACT, AND BEING LOT 5 OF THE OAKS SUBDIVISION OF THE CITY OF CENTER, TEXAS, AND BEING PART OF THE JESSE AMASON SURVEY, ABST. NO. 10, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED IN DEED FROM SHELBY COUNTY SAVINGS ASSOCIATION, TO KENNETH CAMPBELL, DATED DECEMBER 12, 1991, RECORDED IN VOL. 729, PAGE 631, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8 INCH STEEL ROD (REBAR) WE FOUND ON THE RECOGNIZED S. B. L. OF THE OAKS SUBDIVISION OF THE CITY OF CENTER, FORMERLY THE E. D. CAMPBELL CALLED 7.95 ACRE TRACT IN THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS AT THE RECOGNIZED SOUTH WEST CORNER OF LOT 5 OF SAID SUBDIVISION AND THE RECOGNIZED SOUTH EAST CORNER OF LOT 1 OF SAID SUBDIVISION AND FROM SAID ROD A 3/8 INCH STEEL ROD (REBAR) WE FOUND AT THE RECOGNIZED SOUTH WEST CORNER OF SAID SUBDIVISION AND THE RECOGNIZED SOUTH WEST OF LOT 1 BRS. NORTH 76 DEGREES 03 MINUTES 18 SECONDS WEST A DISTANCE OF 173.90 FEET;

THENCE NORTH 11 DEGREES 46 MINUTES 45 SECONDS EAST ALONG THE RECOGNIZED W. B. L. OF LOT 5 A DISTANCE OF 30.00 FEET TO A 3/8 INCH STEEL ROD (REBAR) WE FOUND ON THE R. O. W. OF OAK LANE;

THENCE ALONG THE EAST R. O. W. OF OAK LANE ALONG A CURVE TO THE LEFT A DISTANCE OF 98.66 FEET TO A 3/8 IN. STEEL ROD (REBAR) WE FOUND AT THE RECOGNIZED LOWER NORTH WEST CORNER OF LOT 5, THE RADIUS OF SAID CURVE IS 40.00 FEET AND THE DELTA ANGLE IS 141 DEGREES 19 MINUTES 12 SECONDS AND THE CHORD BEARING IS NORTH 31 DEGREES 07 MINUTES 27 SECONDS EAST A DISTANCE OF 75.48 FEET;

THENCE NORTH 11 DEGREES 46 MINUTES 45 SECONDS EAST CONTINUING ALONG THE RECOGNIZED E. R. O. W. OF OAK LANE A DISTANCE OF 18.47 FEET TO A 3/8 IN. STEEL ROD (REBAR) WE FOUND AT THE RECOGNIZED NORTH WEST CORNER OF LOT 5 AND THE RECOGNIZED SOUTH WEST CORNER OF LOT 6;

THENCE SOUTH 81 DEGREES 28 MINUTES 18 SECONDS EAST ALONG THE RECOGNIZED N. B. L. OF LOT 5 AND THE RECOGNIZED S. B. L. OF LOT 6 A DISTANCE OF 147.80 FEET TO A 3/8 IN. STEEL ROD (REBAR) WE FOUND AT THE RECOGNIZED NORTH EAST CORNER OF LOT 5 AND THE RECOGNIZED SOUTH EAST CORNER OF LOT 6;

THENCE SOUTH 00 DEGREES 51 MINUTES 18 SECONDS WEST ALONG THE RECOGNIZED E. B. L. OF LOT 5 AND THE RECOGNIZED W. B. L. OF LOT 8 A DISTANCE OF 118.67 FEET TO A 3/8 INCH STEEL ROD (REBAR) WE FOUND ON THE RECOGNIZED S. B. L. OF THE OAKS SUBDIVISION AT THE RECOGNIZED SOUTH EAST CORNER OF LOT 5 AND THE RECOGNIZED SOUTH WEST CORNER OF LOT 8;

THENCE SOUTH 88 DEGREES 57 MINUTES 41 SECONDS WEST ALONG THE RECOGNIZED S. B. L. OF THE OAKS SUBDIVISION AND THE S. B. L. OF LOT 5, A DISTANCE OF 80.63 FEET TO A 3/8 INCH STEEL ROD (REBAR) WE FOUND;

THENCE NORTH 76 DEGREES 03 MINUTES 15 SECONDS WEST CONTINUING ALONG THE RECOGNIZED S. B. L. OF THE OAKS SUBDIVISION AND THE RECOGNIZED S. B. L. OF LOT 5 A DISTANCE OF 115.94 FEET TO THE PLACE OF BEGINNING, CONTAINING .4564 ACRE OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/09/2022 and recorded in Document 2022001595 real property records of Shelby County, Texas.

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

Date: 02/04/2025

Time: 01:00 PM

Place:

Shelby County, 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.

5. *Obligations Secured.* The Deed of Trust executed by MYRLINE BRADSHAW, provides that it secures the payment of the indebtedness in the original principal amount of \$270,000.00, 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. *Order to Foreclose.* FINANCE OF AMERICA REVERSE LLC obtained a Order from the 273rd District Court of Shelby County on 12/05/2024 under Cause No. 24CV36739. 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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Sheryl LaMont 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 January 13, 2025 I filed this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.


Sheryl LaMont, Jan. 13, 2025

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2025 JAN 13 PM 3:28
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY