

## NOTICE OF FORECLOSURE SALE

2022 JUN - 9  
FILED  
Clerk County of Franklin  
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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.

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MT. VERNON, COUNTY OF FRANKLIN, STATE OF TEXAS, BEING IN THE JOSEPH SLOAN SURVEY. ABSTRACT NO. 425, BEING A PART OF THAT CERTAIN SECOND TRACT DESCRIBED IN DEED FROM CECIL E. MOORE, ET UX, JUNE L., TO CHARLES TEAGUE, ET UX, HENRIDYNE H., DATED MARCH 8, 1957, RECORDED IN VOLUME 76, PAGE 329, DEED RECORDS OF SAID COUNTY. AND BOUNDED AS FOLLOWS:

COMMENCING AT A 1/2 INCH SQUARE IRON ROD FOUND ON THE NORTHWEST CORNER OF A CALLED 0.386 ACRE TRACT DESCRIBED IN A DEED FROM BRUCE G. DAVIS, ET UX, JOAN S., TO PATRICIA J. HERNANDEZ, DATED AUGUST 14, 2000, RECORDED IN VOLUME 38, PAGE 725, REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF YATES STREET, THENCE NORTH 84 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NBL OF SAID CALLED 0.386 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID YATES STREETS - 80.00 FEET TO A 1/2 INCH IRON ROD (TSR) SET ON THE NEC OF SAID CALLED 0.386 ACRE TRACT AND THE NWC OF SAID SECOND TRACT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 84 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECOND TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID YATES STREET - 104.17 FEET TO A 1/2 INCH IRON ROD (TSR) SET FOR CORNER ON THE NWC OF THE D. KENNETH GREER TRACT DESCRIBED IN A DEED FROM CHARLES TEAGUE, ET UX, HENRIDYNE H., TO D. KENNETH GREER, ET UX, SONDRRA, DATED MARCH 4, 1977, RECORDED IN VOLUME 137, PAGE 180, DEED RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE WBL OF SAID GREER TRACT - 189.59 FEET TO A 1/2 INCH IRON ROD (TSR) SET FOR CORNER ON THE SWC OF SAID GREER TRACT AND THE SBL OF SAID SECOND TRACT AND BEING ON THE NBL OF A CALLED 0.290 ACRE TRACT DESCRIBED IN A DEED FROM REGGIE D. MCDONALD, ET UX, PATTI R., TO FARMERS HOME ADMINISTRATION, STATE OF TEXAS, DATED JANUARY 26, 2009, RECORDED IN VOLUME 203, PAGE 113, OFFICIAL PUBLIC RECORDS OF SAID COUNTY;

THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS WEST ALONG A CHAIN LINK FENCE, BEING THE SBL OF SAID SECOND TRACT AND THE NBL OF SAID CALLED 0.290 ACRE TRACT - 104.17 FEET TO A 1/2 INCH IRON ROD (TSR) SET FOR CORNER ON THE SWC OF SAID SECOND TRACT, A 1/2 INCH IRON PIPE BEARS SOUTH 84 DEGREES 40 MINUTES 11 SECONDS WEST - 3.52 FEET;

THENCE NORTH 00 DEGREES 50 MINUTES 52 SECONDS WEST ALONG THE WBL OF SAID SECOND TRACT AND THE EBL OF SAID CALLED 0.386 ACRE TRACT - -188.98 FEET TO THE PLACE OF BEGINNING CONTAINING 0.451 ACRES, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 209 YATES STREET, MOUNT VERNON, TX 75457

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/17/2013 and recorded in Book 279 Page 136 Document 135612 real property records of Franklin County, Texas.

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

Date: 07/05/2022

Time: 12:00 PM

Place: Franklin County, Texas at the following location: THE SOUTH STEPS 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 JAMES E. WILBORN AND JO ANNA WILBORN, provides that it secures the payment of the indebtedness in the original principal amount of \$181,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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.** WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 obtained a Order from the 62nd District Court of Franklin County on 03/09/2022 under Cause No. 12912. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.



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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

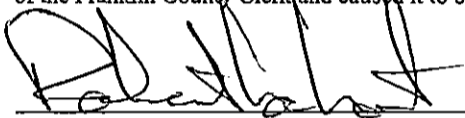
Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Robert La Mont 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 June 09, 2022 I filed this Notice of Foreclosure Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.



Robert La Mont, June 09, 2022