

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 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:

BEING LOT NOS. 3A AND 3B, OF THE RESUBDIVISION, OUT OF THE I.P. PULLUM SURVEY, ABSTRACT NO. 580, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO PLAT, RECORDED IN VOLUME 97, PAGE 55, LLANO COUNTY DEED RECORDS, TO WHICH MAP OR PLAT WITH ITS WRITTEN PARTS THEREON AND ITS RECORD THEREOF, REFERENCE IS HERE MADE FOR FULL DESCRIPTION AND ALL PERTINENT PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated January 17, 2014, and recorded in real property records of Llano County, Texas in Vol. 1549 Page 0140-0154.

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

Date: September 3, 2019

Time: 10:00 am

Place: Llano County Courthouse, Texas at the following location: THE SOUTH DOOR OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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 § 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.

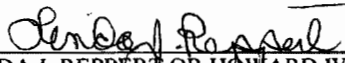
5. *Obligations Secured.* The Deed of Trust executed by JAMES W. KEENAN and MADELINE KEENAN, provides that it secures the payment of the indebtedness in the original principal amount of \$291,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE, LLC is the current mortgagee of the note and deed of trust. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage servicer exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and Linda J. Reppert or Howard Whitney or Thomas Rossington or Martha Rossington, or Branch M. Sheppard as 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.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A
PLC

Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


LINDA J. REPERT OR HOWARD WHITNEY OR
THOMAS ROSSINGTON OR MARTHA
ROSSINGTON, OR BRANCH M. SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR &
SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am Linda J. Reppert whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on August 12, 2019 I filed this Notice of Foreclosure Sale at the office of the LLANO County Clerk and caused it to be posted at the location directed by the LLANO County Commissioners Court.

FORECLOSURE
FILED FOR POSTING

Marci Hadelor
COUNTY CLERK, LLANO COUNTY, TEXAS

BY C. McCintock DEPUTY

DATE 8-12-19

TIME 3:20 pm