

## 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 TRACT OF LAND DESCRIBED HEREON CONTAINS 1.277 ACRES MORE OR LESS OUT OF LOT NO.'S ONE (1) AND TWO (2) IN INDIAN HILLS, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 45, LLANO COUNTY PLAT RECORDS AND IS OUT OF AND PART OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN A DEED TO FRANK P. WATSON RECORDED IN VOLUME 263, PAGE 700, LLANO COUNTY DEED RECORDS AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF KATHLEEN ROAD, A 50 FEET WIDE RIGHT OF WAY ACCORDING TO THE ABOVE SAID PLAT FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS 0.500 OF AN ACRE IN A DEED TO CLARENCE D. FOURNIER AND BERNICE FOURNIER RECORDED IN VOLUME 275, PAGE 183, LLANO COUNTY DEED RECORDS AND THE SOUTHWEST CORNER HEREOF FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT NO. 41, SAID SUBDIVISION LIES SOUTH 38 DEGREES 57 MINUTES 00 SECONDS WEST (BASIS OF BEARING) 229.90 FEET;

THENCE WITH THE EAST LINE OF KATHLEEN ROAD NORTH 38 DEGREES 57 MINUTES 00 SECONDS EAST (BASIS OF BEARING) 205.71 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF KATHLEEN ROAD AND THE SOUTH LINE OF TEXAS STATE HIGHWAY NO. 261 FOR THE NORTHWEST CORNER HEREOF FROM WHICH A 3/8 INCH IRON ROD FOUND LIES NORTH 38 DEGREES 57 MINUTES 00 SECONDS EAST 0.32 FEET;

THENCE AROUND A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 36 SECONDS, A RADIUS OF 5730.31 FEET, AN ARC DISTANCE OF 199.37 FEET, A CHORD BEARING OF NORTH 52 DEGREES 23 MINUTES 28 SECONDS WEST 199.36 FEET TO A POINT IN THE FENCE IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO T.A. PEEK RECORDED IN VOLUME 279, PAGE 604, LLANO COUNTY DEED RECORDS FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00 DEGREES 26 MINUTES 01 SECONDS WEST, ALONG AND WITH THE FENCE, AT 3.25 FEET PASS A 60D NAIL FOUND IN THE TOP OF A FENCE POST, IN ALL 209.19 FEET TO A POINT FOR THE NORTHEAST CORNER OF A 2 FEET WIDE RESERVED STRIP OF LAND AS SHOWN ON THE MAP OF INDIAN HILLS, IN THE WEST LINE OF THE SAID T.A. PEEK TRACT FOR THE MOST SOUTHEASTERLY CORNER OF LOT NO. 1, INDIAN HILLS AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 86 DEGREES 59 MINUTES 02 SECONDS WEST 1.89 FEET, LEAVING THE FENCE TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 2 FEET WIDE STRIP AND THE NORTHEAST CORNER OF LOT NO. 43, SAME SUBDIVISION, FROM WHICH A 60D NAIL FOUND FOR THE SOUTHEAST CORNER OF LOT NO. 44 LIES SOUTH 00 DEGREES 22 MINUTES 35 SECONDS, WEST 209.90 FEET;

THENCE NORTH 73 DEGREES 31 MINUTES 00 SECONDS WEST 119.30 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE HEREOF FOR THE NORTHEAST CORNER OF THE SAID FOURNIER TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID FOURNIER TRACT LIES SOUTH 38 DEGREES 57 MINUTES 00 SECONDS WEST 100.00 FEET;

THENCE NORTH 51 DEGREES 03 MINUTES 00 SECONDS WEST 217.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.277 ACRES MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 821 RANCH ROAD 261, BUCHANAN DAM, TEXAS 78609. PARCEL: #5065

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/23/2022 and recorded in Document 22 04903 real property records of Llano County, Texas.

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

Date: 06/04/2024

Time: 10:00 AM

Place: Llano County, Texas at the following location: THE SOUTH DOOR OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. or as designated by the County Commissioners Court.

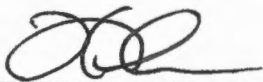
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 PATRICIA A KADINGO, provides that it secures the payment of the indebtedness in the original principal amount of \$475,500.00, 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. 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](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Martha Gossington 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 4-25-2024 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

Cecilia McClintock  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY C Spratten DEPUTY  
DATE 4-25-2024  
TIME 10:40am