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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2022 JAN -6 PM 1:35

### 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: TAX ID NUMBER(S): 131599 LAND SITUATED IN THE TOWN OF WHITNEY IN THE COUNTY OF HILL IN THE STATE OF TEXAS FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND, LYING AND SITUATED IN THE MARIA ROSA URRUTIA SURVEY A-921 IN HILL COUNTY, TEXAS AND BEING A PART OF BLOCK 65 OF THE ORIGINAL TOWN OF WHITNEY, ACCORDING TO PLAT RECORDED IN VOLUME Y, PAGE 632 OF THE DEED RECORDS OF HILL COUNTY, SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ELSIE TAYLOR TO JOHN H. COPELAND AT UX, ANN COPELAND AS RECORDED IN VOLUME 942, PAGE 584 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF BRAZOS STREET (FM 933) FOR THE SOUTHWEST CORNER OF THIS AND FOR THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO ALVIN MORRIS REED AS RECORDED IN VOLUME 783, PAGE 440 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, SAID ROD BEING IN THE WEST LINE OF SAID BLOCK 65, NORTH 01 DEGREES 10 MINUTES 31 SECONDS EAST 234.5 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 65; THENCE WITH THE EAST LINE OF BRAZOS STREET, NORTH 01 DEGREES 10 MINUTES 31 SECONDS EAST 100.80 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHLINE OF HIGHLAND STREET FOR THE NORTHWEST CORNER OF THIS; THENCE WITH THE SOUTH LINE OF HIGHLAND STREET, NORTH 62 DEGREES 24 MINUTES 36 SECONDS EAST 154.07 FEET TO A 3/4 INCHES IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS AND FOR THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO J. H. JEFFRIES AS RECORDED IN VOLUME 439, PAGE 75 OF THE DEED RECORDS OF HILL COUNTY: THENCE WITH THE WEST LINE OF SAID JEFFRIES TRACT, SOUTH 26 DEGREES 39 MINUTES 36 SECONDS EAST, AT 100.00 FEET PASSING HIS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO JOSEPH TAYLOR AS RECORDED IN VOLUME 500, PAGE 312 OF THE DEED RECORDS OF HILL COUNTY, IN ALL A DISTANCE OF 136.67 FEET TO A 1/2 INCH IRON ROD SET FOR AN OUTSIDE ELL CORNER OF THIS AND FOR AN INSIDE ELL CORNER OF SAID TAYLOR TRACT; THENCE SOUTH 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS AND FOR THE NORTHEAST CORNER OF SAID REED TRACT; THENCE WITH THE NORTH LINE OF SAID REED TRACT, WEST 199.94 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.587ACRES OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/28/2014 and recorded in Book 1811 Page 295 Document 00070167 real property records of Hill County, Texas.

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

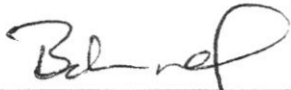
Date: 03/01/2022  
Time: 11:00 AM  
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 PATRICIA SWEATMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$187,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.