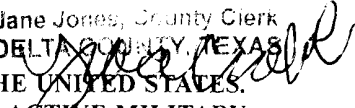


JUN 12 2017

**NOTICE OF FORECLOSURE SALE**

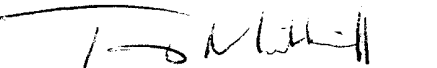
Jane Jones, County Clerk  
DELTA COUNTY, TEXAS

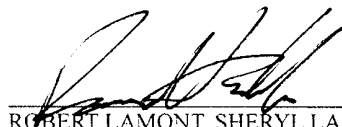


**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/24/2012 and recorded in Book 321 Page 538 Document 00181 real property records of Delta County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 08/01/2017  
Time: 01:00 PM  
Place: Delta County Courthouse, Texas, at the following location: ON THE STEPS OF THE EAST SIDE OF THE DELTA COUNTY COURTHOUSE, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 KENNETH ENSEY AND JOYCE ENSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$97,500.00, 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. **Order to Foreclose.** REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 62nd District Court of Delta County on 04/19/2017 under Cause No. 11057. 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 ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RANDY DANIEL, RONNIE HUBBARD OR CINDY DANIEL, 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  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER,  
 DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE,  
 RANDY DANIEL, RONNIE HUBBARD OR CINDY DANIEL  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

6-12-17

Certificate of Posting

I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Delta County Clerk and caused it to be posted at the location directed by the Delta County Commissioners Court.

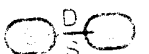


EXHIBIT "A"

FIRST TRACT: All that certain lot, tract or parcel of land situated in Delta County, Texas being a part of the James Robertson Survey, and being a part of tract of land sold to Ida M. Combs by W.A. Wilson, Executor of Della Miller Estate as shown of record in Volume 83 page 100, Deed Records of Delta County, Texas, more fully described as follows:

BEGINNING 142 feet West of the Northeast corner of above lot; same being Northwest corner of F.H. Noble lot;

THENCE SOUTH with F.H. Noble West boundary line 203 feet to a stake;

THENCE WEST 100 feet to a stake;

THENCE NORTH 205 feet to the South boundary line of highway and North boundary line of tract deeded Ida M. Combs by W.A. Wilson, Executor of Della Miller estate;

THENCE in a Southeasterly direction with South boundary line of said highway to the place of beginning. Being same lot described in deed from Ida M. Combs et vir to Hollis Slakey, dated March 20, 1950 as recorded in Volume 101 page 92, Deed Records Delta County. Being same lot described in deed from Thomas Hollis Slakey et ux to Wendell Slakey et ux dated March 10, 1980 recorded Vol. 160 pages 205-206, Deed Records of Delta County, Texas.

SECOND TRACT: All that certain lot, tract or parcel of land situated in Delta County, Texas, being a part of the James Robertson Survey, Abstract No. 292, and more particularly described as follows: RUNNING on the South side of highway right of way at the Northwest corner of tract of land owned by Helen Chesnut;

THENCE SOUTH with the West boundary line of Chesnut tract of land 185 feet to a stake;

THENCE WEST 142 feet to a stake for corner;

THENCE NORTH 203 feet to a stake on South side of highway;

THENCE EASTERLY 142 feet with the South line of highway to the place of beginning and containing 27548 square feet of land, more or less. Being the same lot described in deed from F.H. Noble to Wendell Slakey & wife, Betty Slakey dated Oct. 21, 1968 as recorded in Volume 133 pages 554-555, Deed Records of Delta County, Texas.

Subject, however to the following: