



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: BEING A 30.4431 ACRE TRACT OF LAND SITUATED IN THE JOHN BAKER SURVEY A-71, WALLER COUNTY, TEXAS, AND BEING THE SAME CALL 30.464 3 ACRE TRACT OF LAND CONVEYED FROM GEORGE D. HILL AND WIFE, MYRTICE A. HILL, TO RONALD P. WARREN, A SINGLE PERSON, BY DEED DATED JANUARY 14, 1986, RECORDED IN VOLUME 389, PAGE 873, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 30.4431 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ROCK FOUND AT A FENCE CORNER POST MARKING THE LOWER NORTHEAST CORNER OF THE CELL 30.4643 ACRE TRACT OF LAND FOR THE POINT OF BEGINNING AND LOWER NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 08 SECONDS WEST (CALL SOUTH 0 DEGREES 40 MINUTES 58 SECONDS WEST), ALONG A FENCE LINE, THE LOWER EAST FENCE LINE OF THE CALL 30.4643 ACRE TRACT, FOR THE LOWER EAST FENCE LINE OF THIS TRACT, A DISTANCE OF 1567.49 FEET (CALL 1568.50) TO A 1-1/4 INCH IRON PIPE FOUND AT A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THE CALL 30.4643 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 23 MINUTES 36 SECONDS WEST (CALL NORTH 87 DEGREES 23 MINUTES 28 SECONDS WEST), ALONG THE SOUTH FENCE LINE OF THE CALL 30.4643 ACRE TRACT FOR THE SOUTH FENCE LINE OF THIS TRACT, A DISTANCE OF 82139 FEET TO A 1-1/4 INCH IRON PIPE FOUND IN THE WEST LINE OF THE JOHN BAKER SURVEY A-71 AND THE EAST LINE OF THE WILLIAM BAIRD SURVEY A-10, FOR THE SOUTHWEST CORNER OF THE CALL 30.4643 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 34 SECONDS EAST (CALL NORTH), ALONG THE WEST LINE OF THE JOHN BAKER SURVEY, THE EAST LINE OF THE WILLIAM BAIRD SURVEY, AND THE WEST LINE OF THE CALL 30.4643 ACRE TRACT AS MARKED FOR THE WEST LINE OF THIS TRACT. A DISTANCE OF 1546,70 FEET (CALL 1544.25 FEET) TO A ROCK FOUND IN FENCE LINE.

THENCE NORTH 01 DEGREES 43 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF THE JOHN BAKER SURVEY AND THE EAST LINE OF THE WILLIAM BAIRD SURVEY, THE WEST LINE OF THE CALL 230.4643 ACRE TRACT FOR THE WEST LINE OF THIS TRACT, AT 529.95 FEET PASS AN OLD RAILROAD TIE FENCE CORNER POST, AT 555.21 FEET PASS THE CALL SOUTH LINE OF HOWELL ROAD, CONTINUING A TOTAL DISTANCE OF 568.91 FEET (CALL 571.56 FEET) TO A 1/2 INCH IRON ROD FOUND (DISTURBED AND RESET) FOR THE NORTHWEST CORNER OF THE CALL 30.4643 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 16 MINUTES 07 SECONDS EAST, ALONG THE UPPER NORTH LINE OF THE CALL 30.4643 ACRE TRACT FOR THE UPPER NORTHEAST CORNER OF THIS TRACT, A DISTANCE OF 60.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE UPPER NORTHEAST CORNER OF THE CALL 30.4643 ACRE TRACT, IN THE SOUTH LINE OF HOWELL ROAD, FOR THE UPPER NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 01 DEGREES 43 MINUTES 53 SECONDS WEST (BEARING BASIS), ALONG THE UPPER EAST LINE OF THE CALL 30.4643 ACRE TRACT FOR THE UPPER EAST LINE OF THIS TRACT, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 568.10 FEET (CALL 568.13 FEET) TO A 1-1/4 INCH IRON PIPE FOUND FOR AN INNER CORNER OF THE CALL 30.4643 ACRE TRACT FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 88 DEGREES 50 MINUTES 50 SECONDS EAST (CALL SOUTH 88 DEGREES 54 MINUTES 50 SECONDS EAST), ALONG THE LOWER NORTH FENCE LINE OF THE CALL 30.4643 ACRE TRACT FOR THE LOWER NORTH FENCE LINE OF THIS TRACT, A DISTANCE OF 778.75 FEET (CALL 779.30 FEET) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 30.4431 ACRE TRACT OF LAND, INCLUDING 0.0094 OF AN ACRE LYING WITHIN RIGHT-OF-WAY OF HOWELL ROAD, AS SURVEYED BY ROBERT MCCAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4509, NOVEMBER 10, 1997.

SAVE AND EXCEPT

DESCRIPTION OF A 325,006 SQUARE FOOT (7.4610 ACRES) TRACT OF LAND IN THE JOHN BAKER SURVEY, ABSTRACT NO. 71, WALLER COUNTY, TEXAS AND BEING OUT OF A 30.464 ACRE TRACT DESCRIBED IN VOLUME 389, PAGE 873, WALLER COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 5/8 INCH IRON ROD SET AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 30.464 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 01 DEGREES 23 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID 30.464 ACRE TRACT, A DISTANCE OF 367.41 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 70 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 340.43 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT,

THENCE, SOUTH 85 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 255.92 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, NORTH 22 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 123.88 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER,

THENCE, NORTH 44 DEGREES 39 MINUTES 27 SECONDS WEST, A DISTANCE OF 199.80 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT,

THENCE, NORTH 16 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 70.24 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT,



THENCE, NORTH 02 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 164.61 FEET TO A FOUND 1 INCH IRON PIPE FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING AN INTERIOR CORNER OF SAID 30.464 ACRE TRACT,

THENCE, NORTH 88 DEGREES 50 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID 30.464 ACRE TRACT, A DISTANCE OF 778.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.4610 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/22/2008 and recorded in Book 1145 Page 660 Document 900341 real property records of Waller County, Texas.

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

Date: 02/06/2024

Time: 01:00 PM

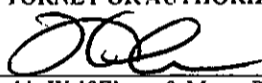
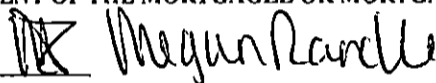
Place: Waller County, Texas at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 RONALD P. WARREN, provides that it secures the payment of the indebtedness in the original principal amount of \$625,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, 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 Longbridge Financial, 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

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 Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

FILED AND RECORDED

Instrument Number: 24-002

Filing and Recording Date: 01/12/2024 01:07:34 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: