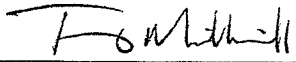


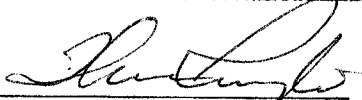
NOTICE OF FORECLOSURE SALE

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: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/29/2011 and recorded in Document 20113072 real property records of Gillespie County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 07/04/2017
Time: 10:00 AM
Place: Gillespie County Courthouse, Texas, at the following location: AT THE MAIN FRONT DOOR FACING MAIN STREET OF THE COUNTY COURTHOUSE IN FREDRICKSBURG, GILLESPIE COUNTY TEXAS 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 AUDREY L. GOEHMANN AND LARRY L. GOEHMANN, provides that it secures the payment of the indebtedness in the original principal amount of \$229,500.00, 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 THOMAS ROSSINGTON, MARTHA ROSSINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS OR CHRIS LAFOND, 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


THOMAS ROSSINGTON, MARTHA ROSSINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS OR CHRIS LAFOND
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am THOMAS ROSSINGTON whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on MAY 15 2017 I filed this Notice of Foreclosure Sale at the office of the Gillespie County Clerk and caused it to be posted at the location directed by the Gillespie County Commissioners Court.

Certificate of Posting

MAY 15 2017

© 9:52 AM FILED

MARY LYNN RUSCHE
COUNTY CLERK
Gillespie Co., Texas

By 
Deputy



17-000042-126 // 1103 AVENUE A. FREDERICKSBURG, TX 78624

4620484

EXHIBIT " A "

0.31 OF AN ACRE
GILLESPIE COUNTY, TEXAS

JOB NAME: 11-20
JULY 5, 2011

A DESCRIPTION OF A 0.31 OF AN ACRE TRACT OF LAND OUT OF LOT 11, BLOCK A, CROSS MOUNTAIN ACRES AS RECORDED IN VOLUME 80, PAGE 461, DEED RECORDS, GILLESPIE COUNTY, TEXAS; BEING THAT CERTAIN TRACTS AS CONVEYED TO LARRY L. GOEHMANN AND WIFE, AUDREY L. GOEHMANN BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 264, PAGE 1, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS; SAID 0.31 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" Iron rod found at the northwest corner of the said Lot 11, Block A, being the southwest corner of Lot 12, Block A, Cross Mountain Acres, being in the east Right of Way line of Avenue A as found staked on the ground, for the northwest corner hereof;

THENCE S 89° 38' 01" E, a distance of 123.80 feet to a 1/2" Iron rod set at the northeast corner of the said Lot 11, Block A, being the southeast corner of the said Lot 12, Block A, for the northeast corner hereof;

THENCE with the east line of the said Lot 11, Block A the following two (2) courses:

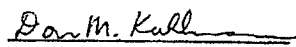
1. S 38° 12' 19" E, a distance of 79.90 feet to a 1/2" Iron rod set;

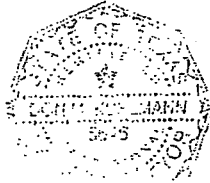
2. S 00° 49' 35" E, a distance of 27.99 feet to a 1/4" Iron rod found, for the southeast corner hereof; from which a P-K nail found in a concrete curb bears S 00° 49' 35" E, a distance of 10.01 feet, being the southeast corner of the said Lot 11, Block A, being the northeast corner of Lot 10, Block A, Cross Mountain Acres;

THENCE N 89° 19' 35" W (BASE BEARING), a distance of 169.96 feet to a 1/2" Iron rod set in the curving west line of the said Lot 11, Block A, being in the said east R.O.W. line of Avenue A as found staked on the ground, for the southwest corner hereof, from which a 1/2" Iron rod found bears S 08° 07' 14" W, a chord distance of 10.09 feet, being the southwest corner of the said Lot 11, Block A, being the northwest corner of the said Lot 10, Block A;

THENCE with the said east R.O.W. line of Avenue A a distance of 90.05 feet along a curve to the left having a central angle of 18° 49' 08", a radius of 274.15 feet and a chord bearing of N 02° 20' 37" W, a distance of 89.64 feet to the POINT OF BEGINNING, containing 0.31 of an acre of land, more or less.

I, Don M. Kuhlmann, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.


Don M. Kuhlmann
Registered Professional Land Surveyor
No. 5646 - State of Texas



KUHLMANN SURVEYING
Fredericksburg, Texas 78624
(830) 997-2512