

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: TRACT ONE:

CENTERLINE OF A 30 FOOT WIDE ROADWAY EASEMENT
BEING THE CENTERLINE OF A 30 FOOT WIDE, ROADWAY EASEMENT, SITUATED IN COMANCHE COUNTY, TEXAS, OUT OF THE THOMAS J. MITCHELL SURVEY, ABSTRACT NUMBER 678, AND BEING ACROSS PART OF A 19.116 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM NADINE ALLEN TO WANDA DRAKE, RECORDED IN VOLUME 534 AT PAGE 224, SAID DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS; BEGINNING, AT A COTTON PICKER SPINDLE SET IN THE WEST LINE OF SAID 19.116 ACRE TRACT, AND BEING IN THE CENTER OF AN EXISTING ROADWAY, AND BEING IN THE EAST LINE OF A 19.81 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED TO RETA BURNS, RECORDED AT VOLUME 904 AT PAGE 34, SAID DEED RECORDS, FROM WHICH A 3 INCH PIPE POST FOUND AT THE SOUTHWEST CORNER OF SAID 19.116 ACRE TRACT, BEARS SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 18.01 FEET, FOR THE WEST END OF THIS ROADWAY EASEMENT

THENCE, ALONG THE CENTER OF AN EXISTING ROADWAY, AS FOLLOWS, NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST 622.96 FEET, TO A COTTON PICKER SPINDLE SET, NORTH 38 DEGREES 50 MINUTES 13 SECONDS EAST 380.91 FEET, TO A COTTON PICKER SPINDLE SET, NORTH 75 DEGREES 59 MINUTES 25 SECONDS EAST 144.84 FEET, TO A COTTON PICKER SPINDLE SET, AND SOUTH 86 DEGREES 31 MINUTES 07 SECONDS EAST 280.97 FEET, TO A COTTON PICKER SPINDLE SET IN THE WEST LINE OF A 2.05 ACRE TRACT OF LAND, SURVEYED THIS DAY, FROM WHICH A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT, BEARS SOUTH 03 DEGREES 42 MINUTES 56 SECONDS WEST 262.70 FEET, FOR THE END OF THIS 30 FOOT WIDE ROADWAY EASEMENT.

2.05 ACRES

BEING 2.05 ACRES OF LAND, SITUATED IN COMANCHE COUNTY, TEXAS, OUT OF THE THOMAS J. MITCHELL SURVEY, ABSTRACT NUMBER 678, AND BEING PART OF A 19.116 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM NADINE ALIEN TO WANDA DRAKE, RECORDED IN VOLUME 534 AT PAGE 224, DEED RECORDS OF COMANCHE COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS; BEGINNING, AT A 1/2 INCH IRON ROD SET, FROM WHICH A 3/8 INCH IRON FOUND AT THE NORTHEAST CORNER OF SAID 19.116 ACRE TRACT, BEARS NORTH 36 DEGREES 13 MINUTES 56 SECONDS EAST 180.71 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 02 DEGREES 12 MINUTES 00 SECONDS WEST 300.55 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 85 DEGREES 20 MINUTES 04 SECONDS WEST 303.39 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 03 DEGREES 42 MINUTES 56 SECONDS EAST 295.50 FEET, TO 1/2 INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 86 DEGREES 16 MINUTES 02 SECONDS EAST 295.40 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.05 ACRES OF LAND.

TRACT TWO:

CENTERLINE OF A 30 FOOT WIDE ROADWAY EASEMENT
BEING THE CENTERLINE OF A 30 FOOT WIDE, ROADWAY EASEMENT, SITUATED IN COMANCHE COUNTY, TEXAS, OUT OF THE THOMAS J. MITCHELL SURVEY, ABSTRACT NUMBER 678, AND BEING ACROSS PART OF A 19.116 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM RETA MORRIS TO WANDA DRAKE, RECORDED IN VOLUME 457 AT PAGE 26, DEED RECORDS OF COMANCHE COUNTY, TEXAS AND ACROSS PART OF ANOTHER 19.116 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM NADINE ALLEN TO WANDA DRAKE, RECORDED IN VOLUME 534 AT PAGE 224, SAID DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE WEST LINE OF SAID 19.116 ACRE TRACT OF LAND THAT IS RECORDED IN VOLUME 534 AT PAGE 224, AND BEING IN TH ECENTER OF AN EXISTING ROADWAY, AND BEING IN THE EAST LINE OF A 19.81 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED TO RETA BURNS, RECORDED IN VOLUME 904 AT PAGE 34 SAID DEED RECORDS FROM WHICH A 3 INCH PIPE POST FOUND AT THE SOUTHWEST CORNER OF SAID 19.116 ACRE TRACT THAT IS RECORDED IN VOLUME 534 AT PAGE 224, BEARS SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 18.01 FEET, FOR THE WEST END OF THIS ROADWAY EASEMENT;

THENCE, ALONG THE CENTER OF AN EXISTING ROADWAY, AS FOLLOWS, NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST 622.96 FEET, TO A COTTON PICKER SPINDLE SET, NORTH 38 DEGREES 50 MINUTES 13 SECONDS EAST 380.91 FEET, TO A COTTON PICKER SPINDLE SET, NORTH 07 DEGREES 50 MINUTES 42 SECONDS EAST 252.57 FEET, TO A COTTON PICKER SPINDLE SET, AND NORTH 24 DEGREES 45 MINUTES 21 SECONDS EAST 106.17 FEET, TO A COTTON PICKER SPINDLE SET IN THE SOUTH LINE OF A 2.04 ACRE TRACT OF LAND, SURVEYED THIS DAY, FROM WHICH A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 2.04 ACRE TRACT, BEARS SOUTH 54 DEGREES 45 MINUTES 49 SECONDS EAST 254.87 FEET, FOR THE END OF THIS 30 FOOT WIDE ROADWAY EASEMENT.



2.04 ACRES

BEING 2.04 ACRES OF LAND, SITUATED IN COMANCHE COUNTY, TEXAS, OUT OF THE THOMAS J. MITCHELL SURVEY, ABSTRACT NUMBER 678, AND BEING PART OF A 19.116 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM RETA MORRIS TO WANDA DRAKE, RECORDED IN VOLUME 457 AT PAGE 26, DEED RECORDS OF COMANCHE COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS; BEGINNING, AT A 1/2 INCH IRON ROD SET, FROM WHICH A 3/8 INCH IRON FOUND AT THE NORTHEAST CORNER OF SAID 19.116 ACRE TRACT, BEARS NORTH 60 DEGREES 15 MINUTES 11 SECONDS EAST 480.29 FEET, FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 25 DEGREES 57 MINUTES 09 SECONDS WEST 257.31 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 54 DEGREES 45 MINUTES 49 SECONDS WEST 355.77 FEET, TO 1/2 INCH IRON ROD SET, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 23 DEGREES 39 MINUTES 59 SECONDS EAST 243.4.3 FEET, TO A 3 INCH PIPE POST, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 57 DEGREES 12 MINUTES 01 SECONDS EAST 363.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.04 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/07/2010 and recorded in Book 357 Page 215 Document 2751 real property records of Comanche County, Texas.

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

Date: 02/01/2022

Time: 01:00 PM


Place: Comanche County, Texas at the following location: THE SOUTH DOOR 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 BOBBY DRAKE AND WANDA DRAKE, 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. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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.

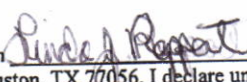
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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

FILED
AT 2:10 O'CLOCK P.M.

NOV 30 2021


Clerk, County Court Comanche Co. Texas

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 11/30/21 I filed this Notice of Foreclosure Sale at the office of the Comanche County Clerk and caused it to be posted at the location directed by the Comanche County Commissioners Court.