

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 COMPNET 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.

5965-279

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS 1497 COUNTY ROAD 260, MEADOW, TEXAS 79345

LEGAL DESCRIPTION SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF TERRY COUNTY RECORDED ON JANUARY 2, 2015 UNDER DOCUMENT# 266545

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE INSIDE THE NORTH ENTRANCE OF THE TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TX DATE JULY 5, 2022 TIME 1:00 PM - 4:00 PM

**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 § 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.

**OBLIGATIONS SECURED**

The Deed of Trust executed by CHARLES A. BULLARD and EPIE BULLARD, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

**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.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RONALD BYRD, KEVIN KEY, JAY JACOBS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Jonathon Austin

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 5-17-22  
NAME Ronald Byrd

Ronald Byrd TRUSTEE

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.

5965-279

**EXHIBIT A – LEGAL DESCRIPTION**  
**1497 County Road 260, Meadow, Texas 79345**

A 3.23 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE OCCUPIED POSITION OF THE SE/4 OF SECTION 8, BLOCK D-8, E.L. & R.R. RY. CO. SURVEY, TERRY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE NAIL WITH FLASHER SET IN THE CENTERLINE OF INTERSECTION OF NORTH-SOUTH GRADED COUNTY ROAD 355 WITH EAST-WEST PAVED COUNTY ROAD 260, FOR THE OCCUPIED SOUTHEAST CORNER OF SAID SECTION 8 AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

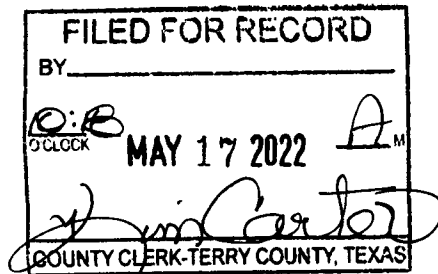
THENCE N. 1° 59' 00" E., ALONG SAID COUNTY ROAD 355 AND THE OCCUPIED EAST LINE OF SAID SECTION 8, A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT (ALL BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);

THENCE N.87° 41' 53" W., AT 25.0 FEET PASS A SET 1/2 IRON ROD WITH CAP MARKED

"NEWTON SURVEYING", IN ALL 320.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S.1° 59' 00" W., AT 415.0 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 440.00 FEET TO A CONCRETE NAIL WITH FLASHER SET IN SAID COUNTY ROAD 260 AND THE OCCUPIED SOUTH LINE OF SECTION 8, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S. 87° 41' 53" E., ALONG SAID COUNTY ROAD, 320.00 FEET TO THE PLACE OF BEGINNING.



**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 5-17-22  
NAME Ronald Byrd

Ronald Byrd TRUSTEE