

ASSERT AND PROTECT YOUR RIGHTS AN A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE 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 CONTACT AND SEND WRITTEN NOTICE TO THE SENDER OF THIS NOTICE IMMEDIAETLY.

1525 County Road 165
Hale Center, Texas 79041

NOTICE OF SUBSTITUTE TRUSTEE SALE

2017 DEC 12 PM 3:24

LOUISE STUMP
HALL COUNTY CLERK
BY *DeSpain*
DEPUTY

Deed of Trust Information:

Date: August 10, 2013

Grantor(s): Mickey G. Blankenship Sr., an unmarried man

Original Mortgagee: One Reverse Mortgage, LLC
9920 Pacific Heights Blvd., Suite 350
San Diego, California 92121

Current Mortgagee: Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, Texas 77014

Original Principal Balance: \$31,304.38

Recorded in: 2013-003275

Property County: Hale County

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Sale Information:

Date of Sale: January 2, 2018

Time of Sale: 1:00 p.m. or within three hours thereafter

Place of Sale: THE AREA OF THE BULLETIN BOARD OF THE COURTHOUSE,
WEST ENTRANCE, or if the preceding area is no longer the
designated area, at the area most recently designated by the County
Commissioner's Court

Substitute Trustee: Antonio Bazaldua or Jose A. Bazaldua, either to act

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Jose A. Bazaldua
Antonio Bazaldua or Jose A. Bazaldua, either to act
Substitute Trustee

c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 19627, A-A001-014-1598

Land Situated in the City of Hale Center in the County of Hale in the State of TX

0.44 ACRES -

A TRACT OUT OF SECTION 14, BLOCK A-1, HALE COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD SET IN NORTH LINE OF SECTION 14, BLOCK A-1, AND 1223.4 FEET FROM ITS NORTHWEST CORNER OF THE ONE-ACRE TRACT DEEDED TO MR. DAVIS;

THENCE EAST 75 FEET TO A 5/8 INCH STEEL ROD IN NORTH LINE OF SAID SECTION 14;

THENCE SOUTH AT 25 FEET PASS 3/8 INCH STEEL ROD IN SOUTH LINE OF ROAD, IN ALL 239.46 FEET TO 3/8 INCH STEEL ROD;

THENCE SOUTH 67 DEGREES 46 MINUTES WEST, 81 FEET TO A 1/2 INCH PIPE;

THENCE NORTH AT 245 FEET TO A 3/4 INCH PIPE IN SOUTH LINE OF ROAD IN ALL 270.1 FEET TO PLACE OF BEGINNING.

0.016 ACRE -

BEING THE REMAINING 0.016 ACRE OF THE IRENE DAVIS 1.0 ACRE TRACT AS RECORDED IN VOLUME 404, PAGE 55 OF THE H.C.D.R., AND BEING OUT OF THE NORTHWEST PART OF SURVEY NO. 14, BLOCK A-1, HALE COUNTY, TEXAS:

BEGINNING AT A 1/2 INCH IRON PIPE FOR THE NORTHWEST CORNER OF SAID DAVIS TRACT AND THE SOUTHWEST CORNER OF THE MICKEY BLANKENSHIP 75 FOOT WIDE TRACT AS RECORDED IN VOLUME 442, PAGE 187 (CALLED VOLUME 422, PAGE 187) OF THE H.C.D.R., SAID PIPE BEING 1,223.41 FEET EAST AND 270.1 FEET SOUTH OF THE NORTHWEST CORNER OF SURVEY 14, BLOCK A-1, HALE COUNTY, TEXAS;

THENCE NORTH 67 DEGREES 46 MINUTES EAST ALONG THE COMMON LINE OF SAID TRACTS, AT 81.0 FEET PASS A 3/8 INCH STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BLANKENSHIP TRACT, CONTINUING ALONG THE NORTH LINE OF SAID DAVIS TRACT, IN ALL 84.06 FEET TO A 3/8 INCH STEEL ROD SET IN THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87 (FUTURE I-27) AS DETERMINED ON THE GROUND BY HUBS SET BY THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC

TRANSPORTATION;

THENCE SOUTH 57 DEGREES 22 MINUTES 35 SECONDS WEST 92.38 FEET ALONG SAID RIGHT OF WAY LINE TO A 3/8 INCH STEEL ROD SET IN THE WEST LINE OF SAID DAVIS TRACT;

THENCE NORTH 18 FEET ALONG THE WEST LINE OF SAID DAVIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.016 ACRE (700 SQUARE FEET).

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1525 County Road 165 , Hale Center, TX 79041-3833

FILED
January 6, 2017
4:44 P.M.
Carla Cannon, Clerk
District Court for Hale County, TX

CAUSE NO. B41033-1605

By: [Signature]
Deputy

REVERSE MORTGAGE SOLUTIONS, INC.	§	IN THE DISTRICT COURT
Plaintiff	§	
	§	
v.	§	
	§	OF HALE COUNTY, TEXAS
	§	
MICKEY G. BLANKENSHIP, JR.,	§	
SOLE HEIR AT LAW OF	§	
THE ESTATE OF	§	
MICKEY G. BLANKENSHIP, SR.	§	
Defendant.	§	242nd JUDICIAL DISTRICT

FINAL JUDGMENT

On this date, the court heard from Plaintiff, Reverse Mortgage Solutions, Inc., Its Successor and Assigns. The Court determined it had jurisdiction over the subject matter and the parties to this proceeding.

This suit is an *in rem* proceeding insofar as it concerns only the real property and improvements ("Property") commonly known as 1525 County Road 165, Hale Center, TX 79041 and being more particularly described as follows, to-wit:

Land Situated in the City of Hale Center in the County of Hale in the State of TX

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DESCRIBED AS FOLLOWS:**

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THENCE SOUTH AT 25 FEET PASS 3/8 INCH STEEL ROD, IN SOUTH LINE OF ROAD, IN ALL 239.46 FEET TO 3/8 INCH STEEL ROD;

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THENCE SOUTH 57 DEGREES 22 MINUTES 35 SECONDS WEST 92.38 FEET ALONG SAID RIGHT OF WAY LINE TO A 3/8 INCH STEEL ROD SET IN THE WEST LINE OF SAID DAVIS TRACT;

THENCE NORTH 18 FEET ALONG THE WEST LINE OF SAID DAVIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.016 ACRE (700 SQUARE FEET).

After considering the evidence of record in this cause, this Court finds that the Property in question has been in default since September 28, 2015. The total amount due and owing on the loan is approximately \$36,497.59.

On or about May 24, 2016, Plaintiff filed this lawsuit in order to foreclose its security interest against the Property due to the death of the obligor, a defaulting event, as to the indebtedness secured by the Property. Defendant, Mickey G. Blankenship, Jr., sole heir at law of the Estate of Mickey G. Blankenship, Sr., was served with citation on June 9, 2016. Defendant's filed his Original Answer on July 1, 2016. In accordance with the foregoing findings, this Court has determined that a final judgment should be granted *in rem* only. It is therefore,

ORDERED that a final judgment *in rem* only is hereby entered against the Defendants in the above-entitled litigation incorporated herein by reference; It is further

ORDERED that Plaintiff may proceed with a non-judicial foreclosure pursuant to the terms of the Note, Deed of Trust, Tex. Const. art. XVI§ 50A(6) and Tex. Prop. Code §51.002 with respect to the Defendant and obligors of the Note and Deed of Trust; It is further

ORDERED that a copy of this Order shall be sent to the defendant with the notice of the date, time and place of the foreclosure sale. It is further

ORDERED that Plaintiff file a certified copy of this Order in the real property records of the county where the property is located within ten (10) days after the entry of this Final Judgment; however, failure to timely record this Order shall not affect the validity of the foreclosure and defeat the presumption of Tex. Const. Art. XVI, §50(i). It is further

ORDERED that costs of court are hereby taxed against the party by whom they were incurred.

All relief not expressly granted is DENIED. This judgment finally disposes of all parties and all claims related to the Property and is appealable.

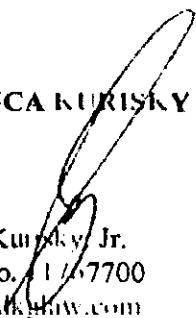
SIGNED on the 6th day of January, 2017.

~~2016~~


JUDGE PRESIDING

JOHNSON DELUCA KURISKY & GOULD, P.C.

By:


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**ATTORNEYS FOR PETITIONER,
REVERSE MORTGAGE SOLUTIONS, INC.**