

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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF BURNET, DESCRIBED AS FOLLOWS:

BEING 33.20 ACRES OF LAND OUT OF THE H. M. FOCK SURVEY NO. 33 IN BURNET COUNTY, TEXAS, AND BEING OUT OF THE NORTHEASTERLY PART OF THAT SO CALLED 251.00 ACRE TRACT DESCRIBED IN DEED FROM WILLIS FAYE FOX TO LESTER C. FOX, AS RECORDED IN VOLUME 149 AT PAGES 527 ET SEQ. OF DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 33.20 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE FENCED NORTHERLY LINE OF SAID LESTER FOX TRACT, AND ALSO BEING THE SOUTHERLY LINE OF THAT SO CALLED 328.69 ACRE TRACT DESCRIBED IN DEED FROM LESTER C. FOX TO WILLIS FAYE FOX, AS RECORDED IN VOLUME 150 AT PAGES 21 ET SEQ. OF DEED RECORDS OF BURNET COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF, WHENCE THE SOUTHWEST CORNER OF SAID FOCK SURVEY BEARS SOUTH 77 DEGREES 22 MINUTES 15 SECONDS WEST 1889.92 FEET; SOUTH 77 DEGREES 23 MINUTES 45 SECONDS WEST 613.43 FEET, SOUTH 12 DEGREES 50 MINUTES EAST 1577.49 FEET, AND SOUTH 77 DEGREES 30 MINUTES WEST 478.5 FEET;

THENCE WITH SAID FENCED COMMON BOUNDARY NORTH 77 DEGREES 22 MINUTES 15 SECONDS EAST 107.10 FEET, AN IRON PIN AND NORTH 76 DEGREES 54 MINUTES 30 SECONDS EAST 687.39 FEET, TO AN IRON PIN AND REENTRANT CORNER OF SAID LESTER FOX TRACT, AND IN THE WESTERLY LINE OF A 16.417 ACRE TRACT DESCRIBED IN DEED FROM LESTER C. FOX TO FRANK L. HALL, AS RECORDED IN VOLUME 178 AT PAGES 593 ET SEQ. OF DEED RECORDS OF BURNET COUNTY, TEXAS, FOR A NORTHEAST CORNER HEREOF;

THENCE SOUTH 26 DEGREES 02 MINUTES EAST ALONG A FENCE 706.92 FEET, TO A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID 16.417 ACRE TRACT, AND THE NORTHWEST CORNER OF THAT CERTAIN 5.009 ACRE TRACT DESCRIBED IN DEED FROM LESTER C. FOX TO BYRON D BOUCHER AS RECORDED IN VOLUME 216 AT PAGES 128 ET SEQ. OF DEED RECORDS OF BURNET COUNTY, TEXAS, FOR AN ANGLE POINT HEREIN;

THENCE SOUTH 24 DEGREES 34 MINUTES 30 SECONDS EAST WITH SAID FENCE 217.48 FEET, TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID 5.009 ACRE TRACT, FOR A REENTRANT CORNER HEREOF;

THENCE NORTH 52 DEGREES 21 MINUTES 30 SECONDS EAST ALONG THE FENCED SOUTHERLY LINE OF SAID 5.009 ACRE TRACT, 1049.37 FEET, TO AN IRON PIN IN THE FENCED WESTERLY LINE OF THE BURNET-SAN SABA ROAD, AT THE SOUTHEAST CORNER OF SAID 5.009 ACRE TRACT, FOR A NORTHEASTERLY CORNER HEREOF;

THENCE WITH THE FENCED WESTERLY LINE OF SAID ROAD AND EASTERLY LINE OF SAID LESTER FOX TRACT SOUTH 31 DEGREES 12 MINUTES EAST 274.50 FEET, A CORNER POST AND SOUTH 18 DEGREES 00 MINUTES 30 SECONDS EAST 125.70 FEET, TO AN IRON PIN, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 52 DEGREES 22 MINUTES 30 SECONDS WEST 1081.16 FEET, TO AN IRON PIN SET IN A FENCE, FOR AN ANGLE POINT HEREIN;

THENCE SOUTH 76 DEGREES 56 MINUTES 00 SECONDS WEST 764.36 FEET, TO AN IRON PIN, FOR THE SOUTHWEST CORNER HEREOF;

THENCE SOUTH 26 DEGREES 01 MINUTES 00 SECONDS WEST 1335.3 FEET, TO THE PLACE OF BEGINNING HEREOF AND CONTAINING 33.20 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/23/2021 and recorded in Document 202200229 real property records of Burnet County, Texas.

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

Date: 10/07/2025

Time: 01:00 PM


Place: Burnet County, Texas at the following location: THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE, 220 SOUTH PIERCE ST, BURNET, TEXAS ON THE EAST SIDE 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 CHARLES F CHILTON, provides that it secures the payment of the indebtedness in the original principal amount of \$1,233,562.50, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE 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 FINANCE OF AMERICA REVERSE 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 Burnet County Clerk and caused it to be posted at the location directed by the Burnet County Commissioners Court.