

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.

5965-132

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

1708 DEL RIO STREET, OZONA, TEXAS 76943

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF OZONA IN THE COUNTY OF CROCKETT IN THE STATE OF TX

A TRACT OF LAND SITUATED, LYING AND BEING IN THE COUNTY OF CROCKETT AND STATE OF TEXAS, AND BEING 85 FEET EAST AND WEST BY 113 FEET NORTH AND SOUTH, LYING IMMEDIATELY SOUTH OF LOTS ONE (1), TWO (2), AND THREE (3) OF HERRERA ADDITION TO THE TOWN OF LIMA, CROCKETT COUNTY, TEXAS, AS PER MAP OR PLAT APPROVED BY THE COMMISSIONERS COURT OF CROCKETT COUNTY, TEXAS, AND APPEARING IN VOL. 5, PAGE 95 OF THE MINUTES OF SAID COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF THE HERRERA ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF DEL RIO STREET 113 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF BLOCK 3, 85 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF BLOCK 3, 113 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID ADDITION;

THENCE EAST WITH THE SOUTH LINE OF LOTS THREE (3) AND TWO (2) AND ONE (1) IN SAID BLOCK THREE (3), 85 FEET TO THE PLACE OF BEGINNING.

FILED
AT 10:36 O'CLOCK A.M.

SEP 02 2021

NINFA PREDDY
CLERK OF COUNTY COURT, CROCKETT CO., TX

BY AH DEPUTY

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF CROCKETT COUNTY RECORDED ON AUGUST 1, 2012 UNDER DOCUMENT# 160821

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
THE FRONT COURTHOUSE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OCTOBER 5, 2021 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 FRANCISCO MORAN and GLORIA PEREZ MORAN, provides that it secures the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB2 is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, 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 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:

SHELLEY NAIL, ZANE NAIL, DONNA TROUT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

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

Annarose Harding
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 9-2-21
NAME Shelley Nail TRUSTEE