

002192

September 3, 2024

POSTED July 9th 2024
At 9:30 o'clock A.M.
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Christina Deputy

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: 1.299 ACRE TRACT OF LAND OUT OF THE WEST PART OF BLOCK "B" OF THE PARMER AND PERRY ADDITION TO THE TOWN OF MILES AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 57, PAGE 170, DEED RECORDS OF RUNNELS COUNTY, TEXAS. SAID 1.299 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3/8 INCH REBAR THE SOUTHWEST CORNER OF SAID BLOCK "B".
THENCE NORTH 275.00 FEET TO A POINT WHENCE A SET 3/8 INCH REBAR BEARS SOUTH 0.84 FEET;
THENCE EAST 198.16 FEET TO A RECOVERED 1/2 INCH REBAR;
THENCE SOUTH 67.5 FEET TO A SET 3/8 INCH REBAR
THENCE EAST 10.17 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID BLOCK "B";
THENCE SOUTH 207.5 FEET TO A SET 3/8 INCH REBAR ON THE SOUTH LINE OF SAID BLOCK "B" WHENCE A RECOVERED 1/2 INCH REBAR BEARS SOUTH 60.00 FEET;
THENCE WEST 208.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.299 ACRE OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/15/2013 and recorded in Book 375 Page 375 Document 434 real property records of Runnels County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:
Date: 09/03/2024
Time: 10:00 AM
Place: Runnels County, Texas at the following location: OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE 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 FAUSTINO SALINAZ AND GUADALUPE SALINAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$112,500.00, 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 INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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. *Order to Foreclose.* WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 obtained a Order from the 119th District Court of Runnels County on 02/14/2024 under Cause No. 16,411. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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.

17-000101-220-10 // 303 Perry Street, Miles, TX 76861


Mackie Wolf Zientz & Mann, P.C.
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Terry Browder

For additional sale information visit: www.mwzmlaw.com/tx-Investors

Certificate of Posting

I am Terry Browder 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 7-9-24 I filed this Notice of Foreclosure Sale at the office of the Runnels County Clerk and caused it to be posted at the location directed by the Runnels County Commissioners Court.