

19-404567

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 30, 2006	Original Mortgagor/Grantor: EDWIN S. HILLIARD AND NAOMI HILLIARD
Original Beneficiary / Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.	Current Beneficiary / Mortgagee: NEXBANK SSB
Recorded in: Volume: RP 35-86 Page: 193 Instrument No: 20060261792	Property County: HARRIS
Mortgage Servicer: REVERSE MORTGAGE SOLUTIONS, INC.	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$69,000.00, executed by EDWIN S HILLIARD, NAOMI HILLIARD, and payable to the order of Lender.

Property Address/Mailing Address: 8714 SPAULDING STREET, HOUSTON, TX 77016

Legal Description of Property to be Sold: PART OF LOTS NUMBERED 189 AND 190 IN BLOCK NO. 9 OF LAURA KOPPE PLACE, AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 22 PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF TOUCHSTONE STREET AND THE EAST LINE OF SPAULDING STREET A DISTANCE OF 147.01 FEET TO A PIPE FOR THE SOUTHEAST CORNER OF SUBJECT TRACT, THENCE EAST A DISTANCE OF 164 FEET TO A PIPE FOR CORNER; THENCE SOUTH 92.03 FEET TO A PIPE FOR THE SOUTHEAST CORNER; THENCE NORTH 65 DEGREES 05 MINUTES WEST A DISTANCE OF 173.93 FEET TO THE PLACE OF BEGINNING OF SUBJECT TRACT; THIS IS CONVEYED SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS COMMON TO THE ADDITION AND ALREADY APPEARING OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARIS COUNTY, TEXAS; BUT ONLY TO THE EXTEND THE SAME ARE VALID AND LAWFUL. .

Date of Sale: June 01, 2021	Earliest time Sale will begin: 10:00 AM
------------------------------------	--

Place of sale of Property: The Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.



Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEXBANK SSB*, the owner and holder of the Note, has requested Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEXBANK SSB* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/William Attmore

William Attmore

Attorney for Reverse Mortgage Solutions, Inc

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079