

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/3/2006

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
HOMECOMING FINANCIAL, LLC (F/K/A  
HOMECOMINGS FINANCIAL NETWORK, INC.), ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 6252  
**Page:** 304  
**Instrument No:** 2006-00052604

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
GREG RUFF AND SHARON MANUEL RUFF,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Gulf Harbour Investments Corporation

**Property County:**  
BELL

**Mortgage Servicer's Address:**  
6200 S. Quebec St.,  
Greenwood Village, CO 80111

**Legal Description:** LOT FOUR HUNDRED NINE (409), AND LOT FOUR HUNDRED TEN (410) IN LAKEAIRE  
SECTION II, IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 238-B & C,  
PLAT RECORDS OF BELL COUNTY, TEXAS.

**Date of Sale:** 4/5/2022

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE  
BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TX 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.

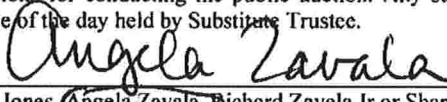
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the  
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct  
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

  
Michelle Jones, Angela Zavala, Richard Zavala Jr or Sharlet  
Watts  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-21-79978-POS  
**Loan Type:** Conventional Residential

RECEIVED FOR POSTING  
2022 FEB 24 A 11:40  
SHELLEY COSTON  
BELL COUNTY CLERK