

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.

5965-439

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD COMMONLY KNOWN AS

115 EAST CLAY ROAD, BREMOND, TEXAS 76629

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ROBERTSON COUNTY, TEXAS, AND FURTHER BEING OUT OF BLOCK 26 IN THE TOWN OF BREMOND, TEXAS ACCORDING TO A MAP OF THE CITY RECORDED IN VOLUME 40, PAGE 178 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, AND FURTHER BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO HERMAN LEONARD WILGANOWSKI, JR. RECORDED IN VOLUME 1209, PAGE 621 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND HEREIN DESCRIBED AS FOLLOWS:

Filed for Record in:
Robertson County
On: Jul 01, 2021 at 03:08P
By: Traci Woodall

BEGINNING AT A SET 1/2" STEEL ROD AT THE INTERSECTION OF THE EAST LINE OF A 20' ALLEY WITH THE SOUTH LINE OF CLAY STREET FOR THE NORTH WEST CORNER OF LOT 10 OF BLOCK 26 FOR THE NORTH WEST CORNER OF THE ABOVE MENTIONED 0.219 ACRE TRACT;

THENCE S 66 DEG 00' 00" E 68.50 FEET ALONG THE SOUTH LINE OF CLAY STREET AND THE NORTH LINE OF BLOCK 26 TO A SET 1/2" STEEL ROD FOR THE NORTH EAST CORNER OF THE HEREIN DESCRIBED TRACT, AND FOR THE NORTH WEST CORNER OF THE HERMAN LEONARD WILGANOWSKI, JR. 0.149 ACRE TRACT (785-165);

THENCE S 24 DEG 00' 00" W 139.50 FEET TO A SET 1/2" STEEL ROD FOR THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT, AND FOR THE SOUTH WEST CORNER OF THE ABOVE MENTIONED WILGANOWSKI 0.149 ACRE TRACT;

THENCE N 66 DEG 00' 00" W 68.50 FEET TO A SET 1/2" STEEL ROD IN THE EAST LINE OF THE 20' ALLEY FOR THE SOUTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 24 DEG 00' 00" E 139.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.219 OF AN ACRE OF LAND, MORE OR LESS.

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 1 day of July, 2021 at 3:15 am/pm.
Stephane M. Sanders, Robertson County Clerk
by: Maqye Hatterell

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF ROBERTSON COUNTY

RECORDED ON AUGUST 3, 2015

UNDER DOCUMENT# 20152612

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

AUGUST 3, 2021

11:00 AM - 2:00 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 HERMAN LEONARD WILGANOWSKI, JR., provides that it secures the payment of the indebtedness in the original principal amount of \$71,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. 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 mortgagee, 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 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.

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:

PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, 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 7-1-21
NAME Pete Florez

Pete Florez TRUSTEE