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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: May 5, 2006	Original Mortgagor/Grantor: RAY NEAL FORD AND HARRIETT ANN FORD
Original Beneficiary / Mortgage: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.	Current Beneficiary / Mortgagee: SEATTLE BANK
Recorded in: Volume: 0035 Page: 0502 Instrument No: 060926	Property County: FLOYD
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 \$132,000.00, executed by HARRIETT ANN FORD; RAY NEAL FORD and payable to the order of Lender.

Property Address/Mailing Address: 1401 STATE HIGHWAY 207, FLOYDADA, TX 79235

**Legal Description of Property to be Sold:** ALL THAT CERTAIN 1.726 ACRE TRACT OF LAND OUT OF THE NORTHWEST 1/4 OF SURVEY FIFTY-FIVE (55), IN BLOCK D-3, E.L. & R.R., CERTIFICATE NO. 334, ABSTRACT NO. 310, PATENTED TO POLYDORE WEESON, DATED JUNE 2, 1879, PATENT NO. 478, VOL. 45, RECORDED IN VOL. 1, PAGE 382, PATENT RECORDS OF FLOYD COUNTY, TEXAS, SITUATED IN FLOYD COUNTY, TEXAS, AS HELD ON THE GROUND AND DESCRIBED IN VOLUME 176, PAGE 18, DEED RECORDS OF FLOYD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE INTERSECTION OF STATE HIGHWAY 207 AND AN EAST-WEST GRADED COUNTY ROAD FOR THE OCCUPATIONAL NORTHWEST CORNER OF SURVEY 55 AND THE NORTHWEST CORNER OF THIS TRACT;  
THEN S 88°55' E ALONG THE NORTH LINE OF SURVEY 55 AS HELD ON THE GROUND A DISTANCE OF 470.00 FEET TO A 1/2 INCH STEEL ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT;  
THEN S 0°59' W A DISTANCE OF 160.00 FEET TO A 1/2 INCH STEEL ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THEN N 88°55' W, AT 420.00 FEET PASS A 1/2 INCH STEEL ROD WITH CAP SET IN THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY CONTINUING A TOTAL DISTANCE OF 470.00 FEET TO A POINT IN THE WEST LINE OF SURVEY 55 AS HELD ON THE GROUND FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THEN N 0°59' E A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING..

Date of Sale: September 01, 2020	Earliest time Sale will begin: 1:00 PM
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**Place of sale of Property:** ON THE OUTSIDE STEPS AT THE WEST ENTRANCE OF THE COUNTY COURTHOUSE OF FLOYD COUNTY, TX IN FLOYDADA, 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.

**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, *SEATTLE BANK*, the owner and holder of the Note, has requested Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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 *SEATTLE BANK* 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, Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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 Jose A. Bazaldua, Antonio Bazaldua, Kevin Key or Jay Jacobs 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

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079



**FILED**  
AT 10:30 o'clock A M

**JUL 30 2020**

GINGER MORGAN, COUNTY CLERK  
FLOYD COUNTY, TEXAS  
BY Serasa Smith Deputy