

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BROWN County**

**Deed of Trust Dated:** March 1, 2012

**Amount:** \$345,000.00

**Grantor(s):** JAMES A HALLUM, JR. and NORITA W HALLUM

**Original Mortgagee:** REVERSE MORTGAGES OF TEXAS AND ITS SUCCESSOR AND ASSIGNS

**Current Mortgagee:** GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-4 TRUST

**Mortgagee Servicer and Address:** c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 20121463

**Legal Description:** FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 2, BLOCK A, OF THE TERRACE HILL SUBDIVISION OF BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 2, PAGE 154, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF A TRACT DESCRIBED IN A DEED FROM BLAND E. HARPER JR., ET UX TO JAMES A. HALLUM JR. ET UX AS RECORDED IN VOLUME 598, PAGE 89, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 310 LORI LANE AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A":

WHEREAS NORITA W HALLUM is deceased.

WHEREAS JAMES A HALLUM, JR. is deceased.

**Date of Sale:** April 1, 2025 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BROWN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

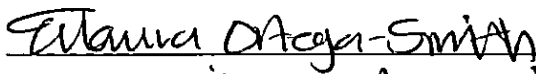
RAMIRO CUEVAS OR KRISTOPHER HOLUB, LINDA REPPERT, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, STEPHEN RAWLINGS, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, KIM ANDERSON, RON ANDERSON, LOUIS STARZEL, THOMAS L. SWEARINGEN, OR JUSTIN SLONE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

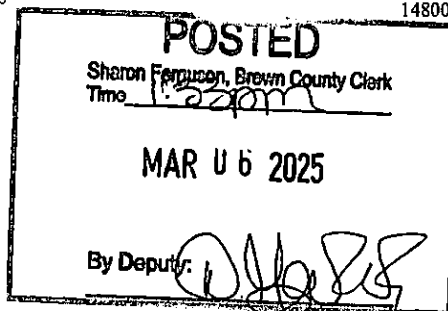
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Abu Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-005388

  
Printed Name: Eibaura Ortega-Smith  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



# EXHIBIT "A"

FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 2, BLOCK A, OF THE TERRACE HILL SUBDIVISION OF BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 2, PAGE 154, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF A TRACT DESCRIBED IN A DEED FROM BLAND E. HARPER JR., ET UX TO JAMES A. HALLUM JR. ET UX AS RECORDED IN VOLUME 598, PAGE 89, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 310 LORI LANE ARID BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE FOUND IN THE GROUND IN THE NORTHEAST R.O.W. LINE OF LORI LANE, SAID STAKE MARKING THE WEST CORNER OF A TRACT DESCRIBED AS LOT 1 IN A DEED TO SCHULTZ AS RECORDED IN VOLUME 1734, PAGE 430 OF SAID RECORDS AND THE SOUTH CORNER OF SAID HALLUM JR. TRACT AND THIS TRACT;

THENCE 171.01' ALONG A CURVE TO THE LEFT IN SAID NORTHEAST R.O.W. LINE WITH RADIUS OF 843.20' AND CENTRAL ANGLE OF 11° 37' 12" TO A 1/2" IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE SOUTH CORNER OF A TRACT DESCRIBED AS PART OF LOTS 2 AND 3 IN A DEED TO IRVING AS RECORDED IN VOLUME 1690, PAGE 754 OF SAID RECORDS AND THE WEST CORNER OF THIS TRACT;

THENCE N 63° 46' 51" E 237.09 [N 63° 00' 00" E 236.87'] ALONG A FENCE LINE AND THE PROJECTION THEREOF IN THE SOUTHEAST LINE OF SAID IRVING TRACT TO A 3/8" IRON STAKE FOUND IN THE GROUND NEAR A T FENCE CORNER, SAID STAKE MARKING THE EAST CORNER OF SAID IRVING TRACT AND THE NORTH CORNER OF THIS TRACT;

THENCE S 32° 52' 20" E 200.71' ( S 33° E) [S 32° 55' 50" E] ALONG THE GENERAL COURSE OF A FENCE LINE IN A SOUTHWEST LINE OF A 15.663 ACRE TRACT DESCRIBED IN A DEED TO KAPNU-AN AS RECORDED IN VOLUME 1497, PAGE 87 OF SAID RECORDS TO A 1/2" IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE NORTH CORNER OF SAID SCHULTZ TRACT AND THE EAST CORNER OF SAID HALLUM JR. TRACT AND THIS TRACT;

THENCE S 70° 00' 00" W 264.59' (BASIS OF BEARING - PLAT CALL 2/ 154, 264.5') [264.25'] ALONG THE NORTHWEST LINE OF SAID SCHULTZ TRACT TO THE PLACE OF BEGINNING.

