

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.

5965-217

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

317 SOUTH GRAND AVENUE, GAINESVILLE, TEXAS 76240

LEGAL DESCRIPTION

SEE EXHIBIT "A"

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
COOKE COUNTY

RECORDED ON
November 21, 2007

UNDER DOCUMENT#
00009552

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE
LOCATED AT 101 SOUTH DIXON STREET, GAINESVILLE,
TEXAS 76240 OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE.

February 2, 2021

10:00 AM

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 BARBARA BLAND SPISAK, provides that it secures the payment of the indebtedness in the original principal amount of \$117,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, 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.

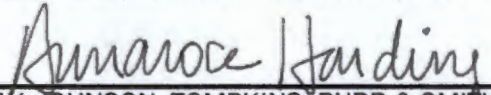
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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:

MARY MANCUSO, FRANCESCA ORTOLANI, SHELLEY ORTOLANI, MICHELE HREHA, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

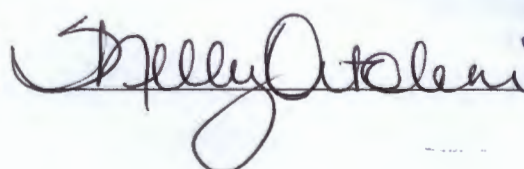
I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

January 13, 2021

NAME

Shelley Ortoleni



FILED FOR RECORD
JAN 12 PM 1:05

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY mg DEPUTY

EXHIBIT "A"

BEING A LOT OF LAND IN THE CITY OF GAINESVILLE, TEXAS, BEING PART OF LOT NUMBER THREE (3) IN BLOCK NUMBER TEN (10) OF CLEMENT ADDITION TO THE CITY OF GAINESVILLE, TEXAS DESCRIBED AS FOLLOWS:

BEGINNING 50 FEET SOUTH OF THE NORTHEAST CORNER OF A LOT CONVEYED BY A.M. SMITH AND WIFE, TO H.W. STARK BY DEED RECORDED IN VOLUME 144, PAGE 530 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS;

THENCE WEST 122 FEET TO ALLEY;

THENCE SOUTH 75 FEET TO SOUTH LINE OF SAID LOT NUMBER THREE (3);

THENCE EAST 122 FEET TO THE SOUTHEAST CORNER OF SAID LOT NUMBER THREE (3);

THENCE NORTH 75 FEET TO THE BEGINNING.