

NOTICE OF FORECLOSURE SALE

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.

1. Property to Be Sold. The property to be sold is described as follows:
THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE HALF (S 1/2) OF LOT ONE (1), BLOCK ONE HUNDRED AND NINETY (190) OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 67, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated November 16, 2011, and recorded in real property records of Victoria County, Texas as Document 201111813.

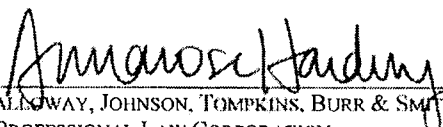
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: April 7, 2020
Time: 11:00 AM
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.


4. 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.

5. Obligations Secured. The Deed of Trust executed by CECELIA CAVAZOS, provides that it secures the payment of the indebtedness in the original principal amount of \$75,000.00 and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the current mortgagee of the note and deed of trust. COMPU-LINK CORPORATION d/b/a CELINK is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 101 West Louis Henna, Suite 310, Austin, Texas 78728, and the mortgage servicer exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Janice Stoner, or Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, VICKI HAMMONDS, JODI
STEEN, JANICE STONER, OR BRANCH M.
SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A
PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING
I am _____ whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

CAUSE NO. 19-11-85180-D

IN RE: ORDER FOR FORECLOSURE
CONCERNING

201 NORTH NAVARRO STREET
VICTORIA, TEXAS 77901

UNDER TEX. R. CIV. P. 736

PETITIONER:

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF FINANCE OF
AMERICA STRUCTURED SECURITIES
ACQUISITION TRUST 2019-HB1

RESPONDENT(S):

CECELIA CAVAZOS

IN THE DISTRICT COURT OF

VICTORIA COUNTY, TEXAS

377th JUDICIAL DISTRICT

REVERSE MORTGAGE FORECLOSURE ORDER

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing the Motion for Final Judgment and Reverse Mortgage Foreclosure Order, the pleadings, the affidavits and the arguments of counsel, the Court finds:

1. Applicant is the current mortgagee, as that term is defined in Tex. Prop. Code. §51.001, of a valid Texas reverse mortgage “loan agreement,” as that term is defined in Tex. Bus. & Comm. Code §26.02 (“Loan Agreement”) that was created in accordance with Tex. Const. Art. XVI §50(a)(7) and secured by the real property and improvements (the “Property”) commonly known as 201 North Navarro Street, Victoria, Texas 77901 and more particularly described as:

**THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE HALF (S 1/2) OF
LOT ONE (1), BLOCK ONE HUNDRED AND NINETY (190) OF THE
CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO**

Filed for Record

This, the 5th day of March 20 20
at 11:45 o'clock A M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Sam Brantley
DEPUTY

THE PLAT OF RECORD IN VOLUME 3, PAGE 67, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Under Tex. Const. Art. XVI §50(k)(6)(D), the advancement of funds on Mortgagors' behalf to pay taxes and/or insurance on the Property in conjunction with Secretary approval qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for Applicant to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property has been accomplished. Applicant will enforce its security interest pursuant to the terms of the Loan Agreement and Tex. Prop. Code §51.002. The Trustee or Substitute Trustee, Alan E. South, Attorney at Law, or his successor, was appointed to conduct the sale under Tex. Prop. Code §51.002.

3. Mortgagor failed on an obligation specified in the loan documents to repair and maintain, pay taxes and assessments on or insure the homestead property, which accelerated the maturity of the Reverse Mortgage debt and subjected the Property to payment of all principal, interest and other fees and expenses allowed under the Reverse Mortgage made the subject of this proceeding by a nonjudicial foreclosure under Tex. Const. Art. XVI § 50(k)(6)(D) and Tex. Const. Art. XVI §50(k)(11).

IT IS THEREFORE ORDERED that Applicant, its successors and/or assigns in accordance with Tex. Const. Art. XVI §50(k)(11) shall enforce the Loan Agreement default by foreclosing its security interest encumbering the Property pursuant to the Loan Agreement or Tex. Prop. Code §51.002.

IT IS FURTHER ORDERED that if a person occupying the Property fails to surrender possession of the premises after foreclosure, Applicant, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310.

IT IS FURTHER ORDERED that Application shall be, and the same hereby is, awarded attorney fees and costs to be assessed to the loan.

IT IS FURTHER ORDERED Applicant is entitled to all writs necessary to enforce this Judgment.

All relief not granted herein is denied.

SIGNED this _____ day of _____, 20____.

Signed: 12/31/2019 02:07 PM



JUDGE PRESIDING

ORDER PREPARED BY:

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A Professional Law Corporation

By: //s// Branch M. Sheppard

BRANCH M. SHEPPARD

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**ATTORNEYS FOR APPLICANT,
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2019-HB1**