

FILED FOR RECORD
27th day of March 2025
at 8 o'clock 43 M
Christina Urbano
Clerk, County Court TOM GREEN COUNTY, TEXAS

24-194688

Notice of Substitute Trustee's Sale

Mindy Bratcher Deputy

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: June 24, 2015	Original Mortgagor/Grantor: ROBERT M. MOOREHEAD SR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR URBAN FINANCIAL OF AMERICA, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
Recorded in: Volume: N/A Page: N/A Instrument No: 201508724	Property County: TOM GREEN
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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 \$116,250.00, executed by ROBERT MOOREHEAD SR and payable to the order of Lender.

Property Address/Mailing Address: 3822 BOWIE STREET, SAN ANGELO, TX 76903

Legal Description of Property to be Sold: BEING THE NORTH FORTY-FIVE FEET OF LOTS SEVEN (7) AND EIGHT (8), BLOCK SEVENTY ONE (71), LAKEVIEW ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, AND THE FIFTY FOOT (50) STRIP ADJOINING SAID LOT SEVEN (7), AND LOT EIGHT (8), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT IN THE WEST LINE OF SAID LOT 8, 105.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8 AND ALSO BEING IN THE EAST LINE OF BOWIE STREET; THENCE WITH THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID BOWIE STREET, NORTH AT 45.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 8 IN ALL A TOTAL DISTANCE OF 95.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTH LINE OF EAST 39TH STREET; THENCE WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID EAST 39TH STREET, EAST 100.00 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE EAST LINE OF THIS TRACT, SOUTH AT 50.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 8, IN ALL A TOTAL DISTANCE OF 95.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE SOUTH LINE OF THIS TRACT, WEST AT 50.00 FEET PASS THE COMMON LINE OF SAID LOT 8 AND LOT 7, IN ALL A TOTAL DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 9,500 SQUARE FEET OF LAND.

Date of Sale: May 6, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE FOYER OF THE EDD B. KEYES BUILDING. IN THE EVENT THAT THE KEYES BUILDING IS CLOSED, THE SALES WILL BE HELD AT THE SOUTH ENTRANCE OF THE KEYES BUILDING, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HBI*, the owner and holder of the Note, has requested Terry Browder, Laura Browder or Jamie Osborne 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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HBI* 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, Terry Browder, Laura Browder or Jamie Osborne 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 Terry Browder, Laura Browder or Jamie Osborne 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.


SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder or Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112