

FILED

19-253810

Notice of Substitute Trustee's Sale

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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)

Debra P. Rame
CLERK COUNTY COURT

Deed of Trust Date: July 8, 2011	Original Mortgagor/Grantor: ROBERT HIMMELBERGER AND MICHELLE HIMMELBERGER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL INC. DBA TEXAS LENDING.COM	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1
Recorded in: Volume: 245 Page: 367 Instrument No: 128570	Property County: FRANKLIN
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A Mr Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd. Coppell, TX 75019

* 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 \$345,000.00, executed by ROBERT HIMMELBERGER ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 437 COUNTY ROAD SE 4226, MOUNT VERNON, TX 75457

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE DAVID COOTS SURVEY, A-84, FRANKLIN COUNTY, TEXAS, AS SHOWN.

TRACT ONE: ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATED IN THE D. COOTS SURVEY, A-84, FRANKLIN COUNTY, TEXAS, BEING LOTS 1,2,3,4,9,10,11,12,13,14 AND 15 IN THE WEST LAKEVIEW ESTATES, AS SHOWN BY PLAT RECORDED IN PLAT 37 A & B OF THE PLAT CABINET RECORDS OF FRANKLIN COUNTY, TEXAS.

TRACT TWO: ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATED IN THE D. COOTS SURVEY, A-84, FRANKLIN COUNTY, TEXAS, BEING LOTS 6,7,8,9,10,11,12,13,14,15,16 AND 17 IN THE EAST LAKEVIEW ESTATES, AS SHOWN BY PLAT RECORDED IN PLAT 37 A & B OF THE PLAT CABINET RECORDS OF FRANKLIN COUNTY, TEXAS.

Date of Sale: June 04, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE SOUTH STEPS OF THE COURTHOUSE 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, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1*, the owner and holder of the Note, has requested Sue Spasic, Shannah Howle, Jon Murphy Howle or Zoran W. Spasic, 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, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1* 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, Sue Spasic, Shannah Howle, Jon Murphy Howle or Zoran W. Spasic, 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 Sue Spasic, Shannah Howle, Jon Murphy Howle or Zoran W. Spasic, 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.

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