

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 OR 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: FALLS COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 23, PAGE 32, DEED RECORDS OF FALLS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BELOW: FIELD NOTES FOR LOT SIX (6), OUTLOT TWENTY (20), NORTHWEST IN THE CITY OF MARLIN, FALLS COUNTY, TEXAS, ACCORDING TO THE ORIGINAL MAP OF MARLIN, TEXAS FOUND OF RECORD IN VOLUME 23, PAGE 32, FALLS COUNTY DEED RECORDS, ALSO BEING THE SAME PROPERTY DESCRIBED IN A DEED TO P.J. AND MARY WINDSOR OF RECORD IN VOLUME 216, PAGE 588, FALLS COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCHES IRON ROD SET FOR THE NORTHEAST CORNER OF THIS LOT AND THE NORTHWEST CORNER OF THE MURRAY G. WISE (LOT 2-B) OF RECORD IN VOLUME 203, PAGE 309, FALLS COUNTY DEED RECORDS, A POINT IN THE SOUTH LINE OF NORWOOD STREET; THENCE NORTH 90 DEGREES 0 MINUTES WEST 80.0 FEET ALONG THE SOUTH LINE OF NORWOOD STREET TO AN 1/2 INCHES IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 6, OUTLOT 20 NORTHWEST, AND THE NORTHEAST CORNER OF THE G.B. IRWIN LOT (311-386 FCDR); THENCE DUE SOUTH PARTLY WITH A WIRE FENCE A TOTAL OF 249.0 FEET TO AN IRON ROD FOUND AT CORNER POST, FOR THE SOUTHWEST CORNER OF THIS AND SOUTHEAST CORNER OF IRWIN LOT, ON THE NORTH BANK BRANCH; THENCE NORTH 38 DEGREES 0 MINUTES EAST 48.0 FEET, AND EAST 50.0 FEET TO IRON ROD FOUND AT CORNER POST, ON THE NORTH BANK BRANCH, FOR THE SOUTHEAST CORNER OF LOT 6, OUTLOT 20, NORTHWEST AND SOUTHWEST CORNER; THENCE NORTH 211.0 FEET, TO THE PLACE OF BEGINNING CONTAINING 0.44 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/20/2014 and recorded in Book 293 Page 614 Document 00001010 real property records of Falls County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 04/06/2021

Time: 11:00 AM

Place: Falls County, Texas at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 section 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 ERWIN GROCHOSKE AND MARGARET GROCHOSKE, provides that it secures the payment of the indebtedness in the original principal amount of \$160,500.00, 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, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and deed of trust and CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 c/o CELINK, 101 West Louis Henna Blvd. Suite 310, Austin, TX 78728 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 obtained a Order from the 82nd District Court of Falls County on 03/10/2020 under Cause No. CV40737. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.

FILED 3:15 PM

MAR 04 2021

CO. CLK. FALLS CO.





Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

**This foreclosure sale is being conducted under the
exception referenced in Governor Abbott's
Executive Order GA-28(1)(a)**

Certificate of Posting

I am Pete Florez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 3-4-21 I filed this Notice of Foreclosure Sale at the office
of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

FILED 3:15P M

MAR 04 2021

CO. CLK. FALLS CO.