

607 East 4th Street, Lefors, TX 79054

22-004490

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.**

Date: 07/05/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Gray County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/19/2012 and recorded in the real property records of Gray County, TX and is recorded under Clerk's File/Instrument Number, 0950, Page 0162, with Raymond W. Swaney and Nancy E. Swaney (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Raymond W. Swaney and Nancy E. Swaney, securing the payment of the indebtedness in the original amount of \$90,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wilmington Savings Fund Society, FSB, Not Individually But Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, its Successors and Assigns is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL OF LOT THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), AND SEVENTEEN (17), IN BLOCK, NUMBER SEVEN (7), THUT HEIGHTS, AN ADDITION TO THE TOWN OF LEFORS, ACCORDING TO THE DULY RECORDED MAP OR PLAT THERE OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF GRAY COUNTY, PAMPA, TEXAS.



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6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celinx, as Mortgage Servicer, is representing the current Mortgagee whose address is:

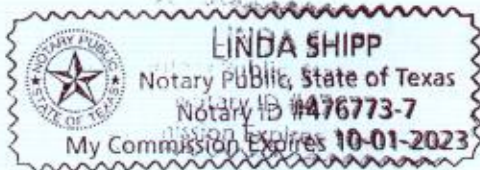
Wilmington Savings Fund Society, FSB, Not Individually But Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, its Successors and Assigns  
2900 Esperanza Crossing  
Austin, TX 78758

Shannon Heck  
**SUBSTITUTE TRUSTEE**  
Ronnie Heck, Shannon Heck  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Armstrong

Before me, the undersigned authority, on this day personally appeared Shannon Heck, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17<sup>th</sup> day of May, 2022.



Linda Shipp  
NOTARY PUBLIC in and for  
Armstrong COUNTY  
My commission expires: 10-1-23  
Print Name of Notary:  
Linda Shipp

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Gray County Clerk and caused to be posted at the Gray County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_