

**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.**

5965-456

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

201 E 16TH STREET, CAMERON, TEXAS 76520

LEGAL DESCRIPTION

SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF  
MILAM COUNTY

RECORDED ON  
OCTOBER 21, 2013

UNDER DOCUMENT#  
VOL. 1211, PG. 369-383

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

ALL PUBLIC SALES ARE HELD AT THE EAST DOOR  
OF THE MILAM COUNTY COURTHOUSE OR AS  
DESIGNATED BY THE COUNTY COMMISSIONER'S  
OFFICE

NOVEMBER 2, 2021

10:00 AM – 1:00 PM

**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.

**OBLIGATIONS SECURED**

The Deed of Trust executed by MARY D. SHEELEY, provides that it secures the payment of the indebtedness in the original principal amount of \$70,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists, TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


**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.**

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 10-12-21

NAME 

Pete Florez TRUSTEE

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5965-456

**EXHIBIT A – LEGAL DESCRIPTION  
for 201 E 16th Street, Cameron, Texas 76520**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CAMERON, MILAM COUNTY, TEXAS, BEING A PART OF LOT 9 OF THE ROY N. BARMORE SUBDIVISION RECORDED IN CABINET A, SLIDE 57-B OF THE PLAT RECORDS OF THE MILAM COUNTY, TEXAS, ALL OF A CALLED 0.2057 ACRE TRACT CONVEYED FROM BILLY D. SCARBOROUGH, ET UX TO MARY D. SHEELEY BY DEED DATED FEBRUARY 27, 1995, RECORDED IN VOL. 704, PG. 864 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF 16TH STREET, AT THE NORTHWEST CORNER OF A CALLED 0.246 TRACT CONVEYED TO WARREN A. RESSEL IN VOL. 1055, PG. 528, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 16° 49' 00" W -153.39 FEET ALONG THE WEST LINE OF THE SAID 0.246 ACRE TRACT, TO A FOUND 112" IRON ROD ON THE NORTH LINE OF A CALLED 19,278 SQUARE FEET TRACT CONVEYED TO ALLEN EUGENE EAST IN VOL. 682, PG. 659, AT THE SOUTHWEST CORNER OF THE SAID 0.246 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 74° 38' 49" W -52.52 FEET ALONG THE NORTH LINE OF THE SAID 19,278 SQUARE FEET TRACT, TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF A CALLED "FOURTH TRACT" -15' X 45.6' TRACT CONVEYED TO WILLIAM E. KELM IN VOL. 874, PG. 686, AT THE NORTHWEST CORNER OF THE SAID 19,278 SQUARE FEET TRACT, AT THE SOUTHEAST CORNER OF A CALLED "FIRST TRACT" - 49' X 150' TRACT CONVEYED TO WILLIAM E. KELM IN VOL. 874, PG. 686, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15° 21' 11" E -49.00 FEET ALONG EAST LINE OF THE SAID "FIRST TRACT" -49' X 150' TRACT, TO A SET 112" IRON ROD AT THE NORTHEAST CORNER OF THE SAID "FIRST TRACT" -49' X 150' TRACT, FOR AN INTERIOR ELL CORNER THIS TRACT;

THENCE N 74° 38' 49" W -8.00 FEET ALONG THE NORTH LINE OF THE SAID "FIRST TRACT" - 49' X 150' TRACT, TO A SET 112" IRON ROD, AT THE SOUTHEAST CORNER OF A CALLED "THIRD TRACT" -12' X 140' TRACT CONVEYED TO WILLIAM E. KELM IN VOL. 874, PG. 686, FOR AN EXTERIOR ELL CORNER THIS TRACT;

THENCE N 15° 21' 11" E -104.34 FEET ALONG THE EAST LINE OF THE SAID "THIRD TRACT" -12' X 140' TRACT AND A TRACT CONVEYED TO REMEDIOS MARTINEZ, ET UX IN VOL. 695, PG. 660 RESPECTIVELY, TO A SET 1/2" IRON ROD ON THE SAID SOUTH RIGHT-OF-WAY LINE OF 16TH STREET, THE NORTHEAST CORNER OF THE SAID REMEDIOS MARTINEZ TRACT, FOR THE NORTHWEST CORNER THIS TRACT;

THENCE S 74° 38' 49" E - 64.44 FEET ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF 16TH STREET TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 0.211 ACRES OF LAND.

Filed 12th day of October  
in 2021, At 11:29 AM.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By meadow  
Deputy

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 10-12-21

NAME Pete Florez

Pete Florez TRUSTEE