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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2021 APR -1 AM 11:04

RTS-04884

Notice of Substitute Trustee Sale

T.S. #: 18-1569

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.

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

Date: **6/1/2021**
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **2:00 PM**
Place: **Hill County Courthouse in HILLSBORO, Texas, at the following location: The east door of the Hill County Courthouse,**

OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE TOWN OF HUBBARD, HILL COUNTY, TEXAS, AND BEING ALL OF LOT SIX (6) OF THE SAMMON'S SUBDIVISION OF ORIGINAL BLOCK NO. FORTY-NINE (49) OF THE ORIGINAL TOWN OF HUBBARD, HILL COUNTY, ACCORDING TO THE RESUBDIVISION PLAT RECORDED IN VOLUME 415, PAGE 125, HILL COUNTY DEED RECORDS AND BEING THE IDENTICAL LOT CONVEYED FROM MABLE SAMMON, A WIDOW, TO J. B. BROWN ET UX MINNIE LUE BROWN BY DEED DATED MAY 25, 1972, RECORDED IN VOLUME 515, PAGE 415, HILL COUNTY, DEED RECORDS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 1/18/2006 and is recorded in the office of the County Clerk of Hill County, Texas, under County Clerk's File No 000876 recorded on 1/25/2006 in Book 1390 Page 0800 of the Real Property Records of Hill County, Texas.

404 N W 2ND ST
HUBBARD, TX 76648

Trustor(s): **NINO CROCIATA** Original Beneficiary: **RELIANCE MORTGAGE COMPANY**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Prestige Default Services**

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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by NINO CROCIATA, A MARRIED MAN JOINED HEREIN BY ELIZABETH CROCIATA. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$61,117.00, executed by NINO CROCIATA, A MARRIED MAN JOINED HEREIN BY ELIZABETH CROCIATA, and payable to the order of RELIANCE MORTGAGE COMPANY; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of NINO CROCIATA, A MARRIED MAN JOINED HEREIN BY ELIZABETH CROCIATA to NINO CROCIATA. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

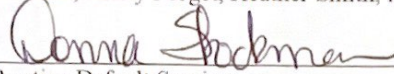
Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301

(855) 884-2250

T.S. #: 18-1569

Dated: 4-1-21

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick
Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton,
Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan
Thomas, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz,
Guy Wiggs, Kathy Arrington, Janet Pinder, Rick Snoke, Briana Young, Patricia
Sanchez, Kristy Forget, Heather Smith, Prestige Default Services,



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732
Website: www.hudsonandmarshall.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department