

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NAVARRO County**

**Deed of Trust Dated:** January 9, 2012

**Amount:** \$142,500.00

**Grantor(s):** RUTH SCOTT

**Original Mortgagee:** URBAN FINANCIAL GROUP INC.

**Current Mortgagee:** GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF THE RHM 2023-4 TRUST

**Mortgagee Servicer and Address:** c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 00000315

**Legal Description:** ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING ALL OF LOT TWELVE (12) AND THE WEST TWO AND ONE-HALF FEET (2-1/2') OF LOT ELEVEN (11), IN BLOCK 543, ACCORDING TO THE REVISED PLAT OF BLOCK 543 OF WESTLAND ADDITION TO THE CITY OF CORSICANA, TEXAS, WHICH PLAT IS DATED JUNE 19, 1951, AND IS SHOWN OF RECORD IN VOLUME 1, PAGE 16, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**Date of Sale:** April 1, 2025 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

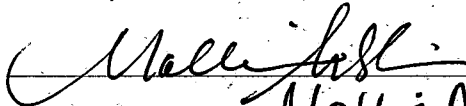
SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, AURORA CAMPOS, JONATHAN HARRISON, RONNIE HUBBARD, RAMIRO CUEVAS, PATRICK ZWIERS, LISA BRUNO, PHILLIP HAWKINS, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, MOLLIE MCCOSLIN, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY, ASHLEE LUNA, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, LORI GARNER OR DANA KAMIN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**


**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-005389

  
Printed Name: Mollie McCoslin  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

2025-026  
**FILED FOR RECORD**  
AT 2:43 O'CLOCK P.M.

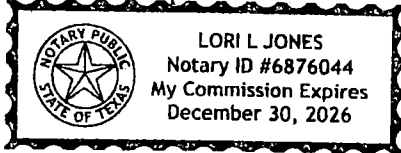
MAR 06 2025

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

STATE OF TEXAS

COUNTY OF NAVARRO

Before me, the undersigned authority, on this 6<sup>th</sup> day of March,  
personally appeared Mollie McLosin, known to me to be the person(s) whose name  
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the  
same for the purposes and consideration therein expressed, and in the capacity therein stated.



Lori L. Jones  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2024-005389