

NOTICE OF FORECLOSURE SALE

State of Texas

§

County of Galveston

§

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE ATTACHED EXHIBIT "A"

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

Date: **November 5, 2024**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Galveston County Courthouse in Galveston, Texas**, at the following location: the area designated by the Commissioners Court of Galveston, Galveston County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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.

3. 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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. 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 sale granted by the Deed of Trust executed by **Ronnie L. Crisco and spouse Linda A. Crisco.**
5. Obligations Secured. The Deed of Trust is dated **April 5, 2000**, and is recorded in the office of the County Clerk of Galveston County, Texas, in/under **2000018021; Vol. 014-47 Page 0975, Official Public Records of Galveston County, Texas.** 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 the promissory note in the original principal amount of **\$111,832.79**, executed by **Ronnie L. Crisco, Linda A. Crisco**, and payable to the order of **Conseco Finance Servicing Corp.**

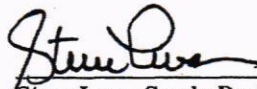
Original Mortgagee: Conseco Finance Servicing Corp.

Current Mortgagee of Record: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-4 whose address is **7360 S. Kyrene Road, Tempe, AZ 85283.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED October 14, 2024.



Steve Leva, Sandy Dasigenis, Jeff Leva, David Garvin, Nicole Durrett, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois,
Substitute Trustee
c/o Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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.

EXHIBIT "A"

Part of Subdivision I, Lot 3, in Block 72 and part of Subdivision Q, Lot 4, Block 72, in Angell-Runge Addition to the Town of Arcadia, in Galveston County, Texas, and being more fully described by metes and bounds as follows:

COMMENCING at the Northwest corner of the J.D. Claitor Subdivision recorded in Volume 238, Page 30, in the Office of the County Clerk of Galveston County, Texas;

THENCE in an Easterly direction, along the North line of J.D. Claitor Subdivision, a distance of 978.08 feet to the PLACE OF BEGINNING of the tract herein described;

THENCE from said beginning corner in a Northerly direction parallel to the West line of Subdivision Q, Lot 4, Block 72, a distance of 314.0 feet to a point for corner in the North line of Subdivision Q, Lot 4, Block 72;

THENCE in an Easterly direction, along the North line of Subdivision Q, Lot 4, Block 72, a distance of 189.03 feet to a point for corner;

THENCE in a Southerly direction, parallel to the West line of Subdivision Q, Lot 4, Block 72, a distance of 493.0 feet to a point for corner;

THENCE in a Westerly direction, parallel to the North line of Subdivision I, a distance of 155.11 feet to a point for corner in the East line of J.D. Claitor Subdivision;

THENCE in a Northerly direction, along the East line of J.D. Claitor Subdivision, a distance of 179.0 feet to a point for corner, being the Northeast corner of J.D. Claitor Subdivision;

THENCE in a Westerly direction, along the North line of J.D. Claitor Subdivision, a distance of 33.92 feet to the PLACE OF BEGINNING, and containing 2 acres, more or less.

FILED

Instrument Number: *FILED2024001201*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/14/2024 2:01PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*