

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 30, 1996 and recorded under Vol. 1962, Page 0206, or Clerk's File No. 06164, in the real property records of RUSK County Texas, with Hector Quintero, Jr., a single man as Grantor(s) and Jacksonville Savings and Loan Association Jacksonville, Texas as Original Mortgagee.

Deed of Trust executed by Hector Quintero, Jr., a single man securing payment of the indebtedness in the original principal amount of \$36,860.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Hector Quintero, Jr., Greenwich Revolving Trust by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:

BEING 5.78 ACRES OF LAND IN THE REBECCA GRAY SURVEY, ABSTRACT NO. 324, AND THE MARY ABLE SURVEY, ABSTRACT NO. 51, RUSK COUNTY, TEXAS, AND BEING DESCRIBED AS 5.8 ACRES IN DEED FROM HUBERT CALVIN WATSON AND WIFE, EVA JO WATSON TO RUBEN LOZANO AND WIFE, EDNA G. LOZANO, AUGUST 15, 1990, RECORDED IN VOLUME 1699, PAGE 644, DEED RECORDS OF RUSK COUNTY, TEXAS, (HEREINAFTER SHOWN AS VOLUME/PAGE, DR.) SAID TRACT BEING DESCRIBED AS FOLLOWS: BEARINGS BASED ON DEED 519/524 CALL OF SOUTH ALONG ITS MOST NORTHERLY EAST LINE, WHEN DOING AN EARLIER SURVEY TO WHICH THE CONTROL FOR THIS SURVEY IS TIED, SAID 519/524 BEING 45.46 ACRES LYING JUST NORTHEAST OF THIS TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: RUSK County Courthouse, Texas at the following location: In the foyer at the North Main Street entrance of the Rusk County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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 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.

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Carol Hampton, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 5th day of September, 2019.

Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

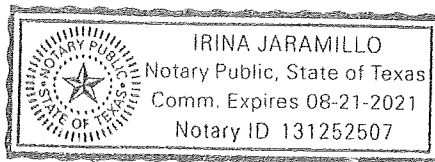
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 5th day of September, 2019.

Notary Public
Signature



Posted and filed by:

Printed Name: Sheryl LaMont 9-09-19

Exhibit "A"

BEING 5.78 acres of land in the REBECCA GRAY SURVEY, ABSTRACT NO. 324, and the MARY ABLE SURVEY, ABSTRACT NO. 51, Rusk County, Texas, and being described as 5.8 acres in deed from Hubert Calvin Watson and wife, Eva Jo Watson to Ruben Lozano and wife, Edna G. Lozano, August 15, 1990, recorded in Volume 1699, Page 644, Deed Records of Rusk County, Texas, (hereinafter shown as volume/page, DR). SAID tract described as follows: Bearings based on deed 519/524 call of South along its most Northerly East line, when doing an earlier survey to which the control for this survey is tied, said 519/524 being 45.46 acres lying just Northeast of this tract.

BEGINNING at a 1/2" Steel rod set in the centerline of Tuff Road for the Northeast corner of this tract, also being the Northwest corner of 15.91 acres described in 1145/435, DR, and in the South line of 1 acre described in 1834/465, DR;

THENCE South 00 deg. 36 min. 53 sec East, with the West line of said 15.91 acres, 435.74 feet, (call: S 1° 25' 33" E - 437.18'), to a 1/2" steel rod set for an angle point in line from which a 3/4" steel rod found bears South 43 deg. 38 min. 41 sec. West, 3.09 feet;

THENCE South 01 deg. 06 min. 19 sec. East, continuing with the West line of said 15.91 acres, at 62.49 feet pass a 1" iron pipe found for the Southwest corner of same and the Northwest corner of 75 acres described in deed 68/74, DR, continuing in all 232.51 feet, (call: S 2° 01' 20" E - 232.51'), to a 1" iron rod found at a X-Tie fence corner post for the Southeast corner of this tract, also being the Northeast corner of 8.33 acres described in 1760/34, DR;

THENCE South 89 deg. 07 min. 48 sec. West, with the North line of said 8.33 acres, at 350.24 feet pass a 1/2" iron pipe found at fence corner in the East line of Farm to Market Highway No. 839, continuing 391.26 feet in all, (call: S 88° 11' W-391.26'), to a 1/2" steel rod set in centerline of said highway;

THENCE North 00 deg. 53 min. 21 sec. West, with the centerline of said highway, (call: N 1° 45' W - 621.7'), 618.44 feet to a 1/2" steel rod set in the centerline intersection of highway and said Tuff Road, being the Southwest corner of 2 acres described in 1802/546, DR;

THENCE North 81 deg. 53 min. 51 sec. East, with the centerline of Tuff Road and the South line of said 2 acres, at 342.77 feet pass the Southwest corner of same, also being the Southeast corner of said 1 acre, continuing in all 395.60 feet, (call: N 81° 13' E-395.6'), to the PLACE OF BEGINNING and containing within these calls 5.78 acres of land, of which approximately 0.57 acres lies in the limits of F.M. Highway No. 839, and approximately 0.18 acres lies within the limits of Tuff Road.