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HOUSTON COUNTY  
COUNTY CLERK  
2021 APR 22 PM 2:51

# 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 26, 2006 and recorded under Clerk's File No. 064830, in the real property records of HOUSTON County Texas, with Tommy M. Tabor, a married person and Frances T. Tabor signing pro forma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BSM Financial, L.P. DBA BankSource Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tommy M. Tabor, a married person and Frances T. Tabor signing pro forma to perfect lien only securing payment of the indebtedness in the original principal amount of \$110,000.00 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 Tommy M. Tabor. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

### Legal Description:

**ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND BEING LOT FOUR (4) OF BLOCK TWO (2) IN ENCHANTED ESTATES SUBDIVISION, SECTION C TO THE CITY OF CROCKETT OUT OF AND A PART OF THE A.E. GOSSETT SURVEY A-423 AND BEING MORE PARTICULARLY DESCRIBED IN THE PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 1A, PAGE 128 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS.**

## SALE INFORMATION

**Date of Sale: 06/01/2021**

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

**Location of Sale:** The place of the sale shall be: HOUSTON County Courthouse, Texas at the following location: At the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston 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 Allan Johnston, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 04/19/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre 4/22/2021

C&M No. 44-21-0242

**Notice of Foreclosure Sale**

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1. *Property to Be Sold.* The property to be sold is described as follows: 2021 APR 26 PM 2:44

The Property (including any and all improvements) being 10.213 acres more or less, known as TERPINE MEADOWS Tract #4 in Houston County, being more fully described by metes and bounds in field notes on Exhibit "A" in the deed of trust identified below.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust, executed by Rainny Vu Nguyen, Grantor, recorded in Instrument No. 1902537 of the real property records of Houston County, Texas.

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

Date: Tuesday, June 1, 2021

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Houston County Courthouse in Crockett, TX, at the following location: 401 E. Houston Ave., Crockett, TX 75835, at the east side of the Houston County Courthouse, or as officially designated.

The deed of trust permits the beneficiary 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

4. *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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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.

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.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rainny Vu Nguyen.

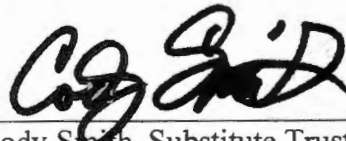
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$54,625.00, executed by Rainny Vu Nguyen, and payable to the order of Secure Covenant Interests, Ltd; and (b) all renewals and extensions of the note. Secure Covenant Interests, Ltd is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of April 21, 2021, there was owed \$57,544.18 on the note, being principal and interest in the following amounts: \$54,540.35 of principal and \$3,003.83 of interest. The note is bearing interest at the rate of \$16.06 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Secure Covenant Interests, Ltd, 1231 Financial Plaza, Huntsville, Texas 77340; Telephone: (936) 291-7141.

7. *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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: April 21, 2021



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Cody Smith, Substitute Trustee  
1231 Financial Plaza, Huntsville, TX 77340  
Telephone: (936) 661-9247