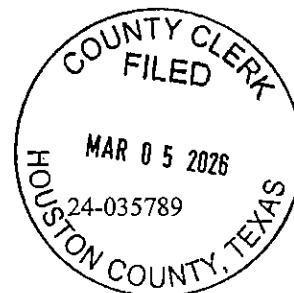


1204 E Redbud Avenue, Crockett, TX 75835



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/07/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Houston County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/04/2016 and recorded in the real property records of Houston County, TX and is recorded under Clerk's File/Instrument Number 1601176, with Jerry Farek (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Quontic Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jerry Farek, securing the payment of the indebtedness in the original amount of \$120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF CROCKETT, COUNTY OF HOUSTON AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE A.E. GOSSETT SURVEY, ABSTRACT NO. 423 AND ALSO BEING LOT 4 OF THE THOMASSON ACRES ADDITION RECORDED IN VOLUME 1, ON PAGE 91 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 0.345 ACRE TRACT CONVEYED TO PAMELA K. VICKERS IN THE DOCUMENT RECORDED IN VOLUME 1081 ON PAGE 573 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1-1/2" IRON PIPE FOUND FOR THE WEST CORNER OF THE AFORESAID REFERRED TO 0.345 ACRE TRACT IN THE AFORESAID REFERRED TO LOT 4 AND THE NORTH CORNER OF LOT 2 OF THE AFORESAID REFERRED TO THOMASSON ACRES ADDITION ON THE SOUTHEAST RIGHT-OF-WAY LINE OF REDBUD STREET;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID LOT 4 AND THE SAID 0.345 ACRE TRACT AND THE SAID ROW LINE, NORTH 55 DEG. 00' 00" EAST AT 99.92 FEET A 1/2" IRON PIN SET FOR THE NORTH CORNER OF THE SAID LOT 4 AND THE WEST CORNER OF LOT 6 OF THE SAID ADDITION;

THENCE, ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID LOT 4 AND THE SAID 0.345 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF THE SAID LOT 6, S 35 DEG. 22' 04" E, AT 146 FEET A POINT FOR THE RECORD EAST CORNER OF THE SAID LOT 4 AND THE RECORD SOUTH CORNER OF THE SAID LOT 6, AT 154.36 FEET A 1/2" IRON PIN SET FOR THE RECOGNIZED EAST CORNER OF THE SAID LOT 4 AND THE EAST CORNER OF THE SAID LOT 4 AND THE EAST CORNER OF THE SAID 0.345 ACRE TRACT AND THE RECOGNIZED SOUTH CORNER OF THE SAID LOT 6 ON THE NORTHEAST BOUNDARY LINE OF A CALLED 1.60 ACRE TRACT CONVEYED TO RAYFORD WILLIAM BRIDGES, ET UX IN THE DOCUMENT RECORDED IN VOLUME 1041 ON PAGE 433 OF THE OFFICIAL RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID 1.60 ACRE TRACT AND THE RECOGNIZED SOUTHEAST BOUNDARY LINE OF THE SAID LOT 4 AND THE SOUTHEAST BOUNDARY LINE OF THE SAID 0.345 ACRE TRACT, S 58 DEG. 30' 00" W AT 99.92 FEET A 1/2" IRON PIN SET FOR THE SOUTH CORNER OF THE SAID 0.345 ACRE TRACT AND THE RECOGNIZE SOUTH CORNER OF THE SAID LOT 4 AND THE RECOGNIZED EAST CORNER OF THE SAID LOT 2;

THENCE, ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID LOT 4 AND THE SAID 0.345 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID LOT 2, N 35 DEG. 27' 18" W AT 148.26 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.345 ACRE OF LAND, MORE OR LESS.

THE BEARING BASES FOR THIS TRACT IS TAKEN FROM THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAID REDBUD STREET PER THE SAID THOMASSON ACRES ADDITION PLAT.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
3900 Capital City Blvd
Lansing, MI 48906

Sharon St. Pierre

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, OR
AUCTION.COM LLC OR Sharon St. Pierre, Sheryl
LaMont, Mollie McCoslin, Christine Wheelless,
Phillip Hawkins, Kevin Key and Jay Jacobs OR Kirk
Schwartz, Esq., OR Carson Emmons, Esq., OR Justin
Ritchie, Esq., OR Jeffrey Kramer, Esq., c/o Albertelli
Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 5, 2024 I filed at the office of the Houston County Clerk and caused to be posted at the Houston County courthouse this notice of sale.

Sharon St. Pierre

Declarants Name: Sharon St. Pierre

Date: March 5, 2024