

1204 E Redbud Avenue, Crockett, TX 75835

FILED
HOUSTON COUNTY CLERK
2022 MAY 31 PM 4:05
20-004408
TERMINAL ROOM

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: 07/05/2022
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or 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. Dced 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 THE 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 HERBY MADE FOR ALL PURPOSES AND BEING MORE PRTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT 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 TO THOMASSON ACRES ADDITION ON THE SOUTHEAST RIGHT-OF-WAY LINE OF REDBUD STREET;



4750516

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:

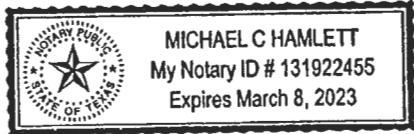
WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
2900 Esperanza Crossing
Austin, TX 78758

Sharon Pierre
SUBSTITUTE TRUSTEE
~~Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF CHEROKEE

Before me, the undersigned authority, on this day personally appeared SHARON ST. PIERRE, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31ST day of MAY, 2022.



Michael C. Hamlett
NOTARY PUBLIC in and for
CHEROKEE COUNTY
My commission expires: MARCH 8, 2023
Print Name of Notary:
MICHAEL C. HAMLETT

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 May 31, 2022 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 Pierre
Declarants Name: Sharon St. Pierre
Date: May 31, 2022

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 DEGREE 00'00" EAST AT 99.92 FEET A 1/2 IRON PIN SET FOR THE NORTH CORNER OF 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, SOUTH 35 DEGREE 22' 04" EAST, 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 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, SOUTH 58 DEGREE 30' 00" WEST AT 99.92 FEET A 1/2 IRON PIN SET FOR THE SOUTH CORNER OF THE SAID 0.345 ACRE TRACT AND THE RECOGNIZED 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. NORTH 35 DEGREE 27' 18" WEST AT 148.26 FEET TO 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.