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# 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 July 08, 2004 and recorded under Vol. 1189, Page 306, or Clerk's File No. 11077, in the real property records of HUNT County Texas, with Justin L. Jones and spouse, Natalie D. Jones as Grantor(s) and Washington Mutual Bank, FA as Original Mortgagee.

Deed of Trust executed by Justin L. Jones and spouse, Natalie D. Jones securing payment of the indebtedness in the original principal amount of \$89,214.00 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 Justin L. Jones and Natalie D. Jones. 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 SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING PART OF CATHERINE HAVENS SURVEY NO. 488, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM G.T. STARK, ET AL, TO STEPHEN D. HUGHES, ET UX, AS RECORDED IN VOLUME 494, PAGE 570, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN EXHIBIT A:**

## 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: HUNT County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt 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

FILE FOR RECORD  
CHRISTOPHER LINDENHILF  
DEPUTY  
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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.**

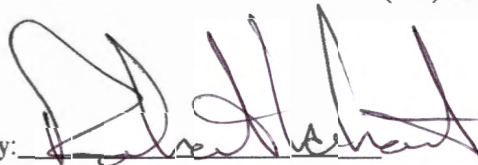
**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Randy Daniel, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Cheryl Harris, Cindy Daniel, Liz Hach, 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 04/27/2021.

/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:



Printed Name: Robert La Mont April 29, 2021

C&M No. 44-20-0967

Exhibit "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Caddo Mills, Hunt County, Texas, and being part of Catherine Havens Survey, Abstract No. 488, and being known as that tract of land described in a Deed from G. T. Stark, et al, to Stephen D. Hughes, et ux, as recorded in Volume 494, Page 570, of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Southwest corner of the above cited Hughes tract, and at the Northwest corner of a tract of land described in a Deed from Beulah Nelson to Virgie J. Biggs as recorded in Volume 795, Page 578, D.R.H.C.T.;

THENCE N. 01 deg. 54 min. 28 sec. E. along a fence line, and along the West line of said Hughes tract, a distance of 166.60 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." (hereinafter called 1/2" iron rod) set for corner at the Northwest corner of said Hughes tract, said point being in the South line of Greenville Street;

THENCE East (Directional Control Line) along the South line of said street, a distance of 76.00 feet to a 5/8" iron rod found for corner at the Northeast corner of said Hughes tract;

THENCE S. 01 deg. 54 min. 28 sec. W. along a fence line, and along the East line of said Hughes tract, a distance of 166.60 feet to a 1/2" iron rod set for corner at the Southeast corner of said Hughes tract;

THENCE West along the South line of said Hughes tract, and along the North line of the above cited Biggs tract, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.267 acres of land and being known as 2210 Greenville Street.