

RECEIVED AND FILED  
FOR POSTING  
At 3:30 O'Clock P.M.  
MAR 17 2020  
JACKIE INSEY CO. Clerk  
STEPHENS COUNTY TEXAS  
By Jackie Insey Deputy

**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 June 17, 2002 and recorded under Vol. 1592, Page 182, or Clerk's File No. 1566, in the real property records of STEPHENS County Texas, with Rex C Baker, joined Herein Pro Forma by His Spouse, Karen Baker as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rex C Baker, joined Herein Pro Forma by His Spouse, Karen Baker securing payment of the indebtedness in the original principal amount of \$52,250.00 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 Rex C Baker. NWL Company, LLC 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:**

**SURFACE OF 17.69 ACRES, MORE OR LESS, OUT OF THE NORTHWEST 1/4 OF SECTION 64, BLOCK 6, T & PRR CO. LANDS, ABSTRACT 2328, STEPHENS COUNTY, TEXAS, SAID TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**SALE INFORMATION**

**Date of Sale: 05/05/2020**

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

**Location of Sale:** The place of the sale shall be: STEPHENS County Courthouse, Texas at the following location: On the south entrance steps of the Stephens County Courthouse, also known as the Walker Street entrance, 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 Terry Browder, Laura Browder, Marsha Monroe, Linda Reppert, Jay Jacobs, Kevin Key, Thomas Delancy, 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 03/13/2020.

/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: \_\_\_\_\_

C&M No. 44-20-0040

**LEGAL DESCRIPTION EXHIBIT A**

Surface of 17.69 acres, more or less, out of the Northwest  $\frac{1}{4}$  of Section 64, Block 6, T & P RR Co. Lands, Abstract 2328, Stephens County, Texas, said tract being more particularly described as follows:

BEGINNING at a found 1" rod at the Northeast corner of the Northwest  $\frac{1}{4}$  of said Section 64, Block 6, T&P RR Co. Lands, said point being in the center line of a county road for the Northeast corner of this tract from whence a set  $\frac{3}{8}$ " rebar bears S 5 deg. 51' E 21.5 feet;  
THENCE S 5 deg. 51' E 2636.0 feet along a fence line to an existing fence corner post being the Southeast corner of the northwest  $\frac{1}{4}$  of said Section 64 for the Southeast corner of this tract;  
THENCE S 84 deg. W along a fence line 309.5 feet to a steel pin found in the fence line for the southwest corner of this tract;  
THENCE N 5 deg. 51' W along a line parallel with the East line of this tract 2331.2 feet to a set  $\frac{1}{2}$ " rebar for a corner;  
THENCE N 84 deg. E 142.9 feet to a steel pin found for a corner;  
THENCE N 5 deg. 51' W 314.8 feet to a point for a corner in the North line of said Section 64, said point being in the center line of said County road, from whence a  $\frac{1}{2}$ " rebar set for reference bears S 5 deg. 51' E 21.7 feet;  
THENCE with the center line of said county road N 84 deg. E 166.5 feet to the place of beginning and containing 17.69 acres of land, more or less.