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 DEC 28 2017
 JACKIE ENSEY Co. Clerk
 STEPHENS COUNTY, TEXAS
 By *Barner* Deputy

22-076814

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 17, 2002	Original Mortgagor/Grantor: REX C. BAKER AND KAREN BAKER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
Recorded in: Volume: 1592 Page: 182 Instrument No: 1566	Property County: STEPHENS
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042

* 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.

Secures: Note in the original principal amount of \$52,250.00, executed by REX C. BAKER and payable to the order of Lender.

Property Address/Mailing Address: 11097 STEPHENS CR 137, RANGER, TX 76470

Legal Description of Property to be Sold: SURFACE OF 17.69 ACRES, MORE OR LESS, OUT OF THE NORTHWEST 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 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 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 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 23312 FEET TO A SET 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 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.



Date of Sale: February 07, 2023

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE, AS KNOWN AS THE WALKER STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST*, the owner and holder of the Note, has requested Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Linda J. Reppert, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Linda J. Reppert, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Linda J. Reppert, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Linda J. Reppert, Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112