

**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.**

**RECEIVED AND FILED  
FOR POSTING  
At 8:05 O'Clock A.M.  
MAR 26 2018  
JACKIE ENSEY Co. Clerk  
STEPHENS COUNTY, TEXAS  
By: *[Signature]* Deputy**

**1. Date, Time, and Place of Sale.**

Date: May 01, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS ON THE SOUTH SIDE OF THE STEPHENS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 17, 2002 and recorded in Document VOLUME 1592, PAGE 182; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 2072, PAGE 571 real property records of STEPHENS County, Texas, with REX C BAKER AND KAREN BAKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REX C BAKER AND KAREN BAKER, securing the payment of the indebtednesses in the original principal amount of \$52,250.00, 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, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD. SUITE 100  
IRVINE, CA 92618

*[Signature]*  
\_\_\_\_\_  
JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR  
STEPHEN RAWLINGS  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Stephen Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-26-2018 I filed at the office of the STEPHENS County Clerk and caused to be posted at the STEPHENS County courthouse this notice of sale.

*[Signature]*  
\_\_\_\_\_  
Declarants Name: Stephen Rawlings  
Date: 3-26-2018

**EXHIBIT "A"**

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 2331.2 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.