

302 W NEWMAN
CUERO, TX 77954

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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: August 04, 2020

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING FACING GONZALES STREET (307 N. GONZALES ST.) 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 March 07, 2008 and recorded in Document CLERK'S FILE NO. 57699 real property records of DE WITT County, Texas, with ISABEL SANTANA AND ANDREW ROCHA, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ISABEL SANTANA AND ANDREW ROCHA, securing the payment of the indebtednesses in the original principal amount of \$30,431.96, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GREENWICH REVOLVING TRUST BY WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605

Filed for Record

This, the 13 day of July 2020
at 10:25 o'clock A M

NATALIE CARSON, COUNTY CLERK OF
De Witt County, Texas

Bonnie Hoffmann
DEPUTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DE WITT County Clerk and caused to be posted at the DE WITT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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DE WITT

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DEWITT COUNTY, TEXAS, BEING LOT NO. EIGHTEEN (18), IN BLOCK NO. FOUR (4), AND THE ADJOINING EAST TWO FEET (E 2') OF LOT NO. SEVENTEEN IN BLOCK FOUR (4), IN MORGANTOWN, THE RAILWAY ADDITION, TO THE CITY OF CUERO, DEWITT COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED 1964, FROM GEORGE ANDERSON ET UX TO IRENE WIMBISH, RECORDED IN VOLUME 159, PAGE 30, DEED RECORDS OF DEWITT COUNTY, TEXAS.