

114 SOUTHWEST 7TH STREET
LOCKNEY, TX 79241

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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: March 07, 2023

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

Place: THE OUTSIDE STEPS AT THE WEST ENTRANCE OF THE FLOYD 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 04, 1999 and recorded in Document VOLUME 100, PAGE 377, REFILED VOLUME 105, PAGE 830 real property records of FLOYD County, Texas, with ROSIE RENDON AND ASCENCION RENDON, grantor(s) and AXIOM FINANCIAL SERVICES, A DIVISION OF ACCREDITED HOME LENDERS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROSIE RENDON AND ASCENCION RENDON, securing the payment of the indebtednesses in the original principal amount of \$124,000.00, 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, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR NRPL TRUST 2019-3 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
AT 1:09 PM
CLERK P

JAN 19 2023

FLOYD COUNTY CLERK
FLOYD COUNTY, TEXAS
BY K. Rawls Deputy



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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 JOHN MCCARTHY OR DAVID CARRILLO 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 David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-19-2023 I filed at the office of the FLOYD County Clerk and caused to be posted at the FLOYD County courthouse this notice of sale.

Declarants Name: 

Date: 1-19-2023

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FLOYD

EXHIBIT "A"

ALL OF LOTS EIGHT (8), NINE (9) AND TEN (10), ALL IN BLOCK FOUR (4), OF THE A.J. BYARS ADDITION TO THE TOWN OF LOCKNEY, IN FLOYD COUNTY, TEXAS, AS SHOWN IN PLAT OF SUCH ADDITION RECORDED IN VOL. 21, PAGE 639, DEED RECORDS OF FLOYD COUNTY, TEXAS.