

Notice of Substitute Trustee Sale

T.S. #: 22-6134

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 11/1/2022
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Lamar County Courthouse in Paris, Texas, at the following location: 119 N. Main St, Paris, Tx 75460 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/8/2006 and is recorded in the office of the County Clerk of Lamar County, Texas, under County Clerk's File No 00037999, recorded on 5/18/2006, of the Real Property Records of Lamar County, Texas.
Property Address: 965 COUNTY RD 35780 ARTHUR CITY Texas 75411

Trustor(s):	PAULINE SALOMON and ALBERT L SALOMON	Original Beneficiary:	Wells Fargo Bank, N.A.
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP	Loan Servicer:	Fay Servicing, LLC
Current Substituted Trustees:	Auction.com, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, David Sims, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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)

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LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF OCT, 2022

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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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by PAULINE SALOMON and ALBERT L SALOMON, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$213,366.00, executed by PAULINE SALOMON and ALBERT L SALOMON, HUSBAND AND WIFE, and payable to the order of Wells Fargo Bank, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PAULINE SALOMON and ALBERT L SALOMON, HUSBAND AND WIFE to PAULINE SALOMON and ALBERT L SALOMON. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

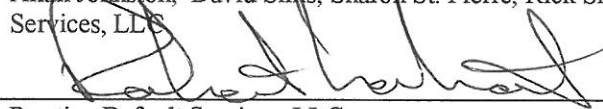
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP

**c/o Fay Servicing, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234
1 (800) 495-7166**

Dated: October 11, 2022

Auction.com, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, David Sims, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

EXHIBIT A

Being 10.00 acres of land situated North 09 degrees West, a distance of 14.7 miles from the City of Paris, County of Lamar, State of Texas, said 10.00 acre tract of land also being a part of the P.S. Doss Survey, Abstract No. 250, also being all of a called 0.99 acre tract of land conveyed from Danny Frank Lawson and wife, Shirley Lawson to Albert L. Salomon and wife, Pauline Salomon on September 3, 1980, recorded in Vol. 628, Page 282, of the Deed Records of said County said 10.00 acre tract of land also being a part of a called 29.63-0.99 acre tract of land conveyed from Albert L. Salomon and wife, Pauline Salomon to Albert L. Salomon and Pauline Salomon, Trustees of the Salomon Family Trust on April 16, 2006, recorded in Vol. 686, Page 280 of the Real Property Records of said County. The said 10.00 acre tract of land being described more particularly in metes and bounds as follows:

Beginning at a set iron rod at the Southeast corner of the said 10.00 acre tract of land, said corner also being in the North boundary line of County Road 35780, said corner also being South 86 degrees 00 minutes 00 seconds West, a distance of 50.19 feet from a found iron rod at the Southeast corner of the said 29.63-0.99 acre tract of land;

Thence South 86 degrees 00 minutes 00 seconds West with the South boundary line of the said 10.00 acre tract of land and the North boundary line of said County Road 35780 a distance of 275.44 feet to a set nail;

Thence South 83 degrees 00 minutes 00 seconds West continuing with said boundary line a distance of 356.67 feet to a set iron rod at the Southwest corner of the said 10.00 acre tract of land, said corner being North 83 degrees 00 minutes 00 seconds East, a distance of 71.15 feet from a found iron rod at the Southwest corner of the said 29.63-0.99 acre tract of land;

Thence North, with the West boundary line of the said 10.00 acre tract of land, a distance of 722.16 feet to a set iron rod at the Northwest corner of the said 10.00 acre tract of land;

Thence East, with the North boundary line of the said 10.00 acre tract of land, a distance of 640.29 feet to a set iron rod at the Northeast corner of the said 10.00 acre tract of land;

Thence South 01 degrees 00 minutes 00 seconds West, with the East boundary line of the said 10.00 acre tract of land, a distance of 659.58 feet to the POINT OF BEGINNING, containing 10.00 acres of land.