

POSTED

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BY: *Michele Madley*
SANDRA K. DUCKWORTH, COUNTY CLERK

9797

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: August 29, 2016	Original Mortgagor/Grantor: MINNIE A. PEVETO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUONTIC BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
Recorded in: Volume: 678 Page: 252 Instrument No: 161874	Property County: NEWTON
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 3900 CAPITAL CITY BLVD LANSING, MICHIGAN 48906-2147

* 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 \$420,000.00, executed by MINNIE A PEVETO and payable to the order of Lender.

Property Address/Mailing Address: 135 FARM MARKET 1414, NEWTON, TX 75966

Legal Description of Property to be Sold: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF NEWTON, COUNTY OF NEWTON AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A HOME AND 4.412 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 982, T. & N. O., SECTION 6 AND ABSTRACT 436, T. & N. O., SECTION 5 IN NEWTON COUNTY, TEXAS, AND BEING THE RESIDUE OF A 4.97 ACRE TRACT CONVEYED BY MACK SIMMONS, ET UX, TO HERMAN SIMMONS, ET UX, BY A DEED DATED APRIL 9, 1974 AND RECORDED IN VOL. 260, PAGE 592 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS, SAID 4.412 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE ABOVE DESCRIBED 4.97 ACRE TRACT WHICH IS IN THE SOUTHEAST RIGHT-A-WAY OF STATE HIGHWAY NO. 87, A CONCRETE MONUMENT FOUND FOR CORNER AT A FENCE CORNER;

THENCE SOUTH 59 DEGREES 15' 00" EAST, 447.97 FEET TO THE MOST EASTERLY CORNER OF THE SAID TRACT, A CONCRETE MONUMENT FOUND FOR CORNER AT A FENCE CORNER;

THENCE SOUTH 23 DEGREES 07' 18" WEST, WITH A FENCE, 395.21 FEET TO THE NORTHEAST RIGHT-OF-WAY OF F.M. 1414, A CONCRETE RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE NORTH 63 DEGREES 58' 12" WEST, WITH THE SAID RIGHT-OF-WAY, 410.49 FEET TO A CONCRETE RIGHT-OF-WAY MARKER;



THENCE NORTH 08 DEGREES 52' 33" EAST, WITH THE SAID RIGHT-OF-WAY, 130.69 FEET TO CONCRETE RIGHT-OF-WAY MARKER FOUND IN THE SOUTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 87;

THENCE NORTH 31 DEGREES 12' 49" EAST, 334.76 FEET TO THE PLACE OF BEGINNING CONTAINING 4.412 ACRES OF LAND.

BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 06/17/2014, RECORDED 06/17/2014, FROM ANNETTE PEVETO, TO ROGER D. EDWARDS AND WIFE, TONIA A. EDWARDS, RECORDED IN BOOK 649, PAGE 402.

BEING FURTHER CONVEYED BY DEED DATED 12/03/2015, RECORDED 12/07/2015, FROM ROGER D. EDWARDS AND WIFE, TONIA A. EDWARDS, TO ANNETTE PEVETO, RECORDED IN BOOK 667, PAGE 281.

TAX ID: 21049

Date of Sale: October 7, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE SOUTH WALL, WITHIN TEN FEET OF THE FRONT DOOR OF THE BUILDING LOCATED NEAR THE MIDDLE OF THE BLOCK FACING U.S. HIGHWAY 190 ON THE NORTH SIDE OF THE COURTHOUSE SQUARE IN NEWTON, NEWTON COUNTY, TX WHICH SAID BUILDING IS OWNED BY AND HOUSES THE NEWTON CENTRAL APPRAISAL DISTRICT 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, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1*, the owner and holder of the Note, has requested Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1* 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, Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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 Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Keata Smith

SUBSTITUTE TRUSTEE

Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or
Stephanie Hernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112