

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 07, 2014

Grantor(s): Sergio Simental and wife, Taryn Simental

Original Trustee: Barry H. Orr

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Primewest Mortgage Corporation, its successors and assigns

Recording Information: Vol. 876, Page 666, or Clerk's File No. 266156, in the Official Public Records of TERRY County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: Fay Servicing, LLC, whose address is C/O 440 S. La Salle Street, 20th Floor Chicago, IL 60605 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/05/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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.

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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

SURFACE ESTATE ONLY OF LOT THREE (3) IN BLOCK THREE (3) OF THE SUNSET HEIGHTS ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN VOLUME 245, PAGE 281 OF THE DEED RECORDS OF TERRY COUNTY, TEXAS.

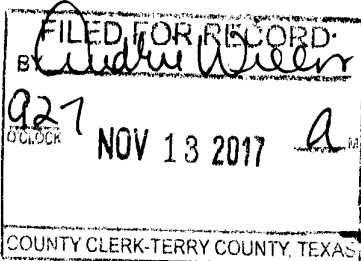
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the TERRY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200

Ronald Byrd

Ronald Byrd as Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Bobby Fletcher as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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