

NO. _____ TIME 12:00pm

25-03334
1308 CARDINAL DR, WOODVILLE, TX 75979

SEP 11 2025

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

DONALD GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By James Brown

Property: The Property to be sold is described as follows:

BEING LOT 5 AND LOT 7 OF THE FAIN SUBDIVISION, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, A PART OF THE JOSIAH WHEAT SURVEY, ABSTRACT NO. 657, TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 182, PLAT RECORDS, TYLER COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HEREIN MADE FOR ALL PERTINENT PURPOSES.

Security Instrument: Deed of Trust dated May 22, 2006 and recorded on May 26, 2006 at Book 842 and Page 040 in the real property records of TYLER County, Texas, which contains a power of sale.

Sale Information: November 4, 2025, at 1:00 PM, or not later than three hours thereafter, at all that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by SATURINO R. REYES AND ERNESTINE DAGGETT REYES secures the repayment of a Note dated May 22, 2006 in the amount of \$51,120.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CSMC 2021-RPL7 TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



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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.

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Keata Smith

Substitute Trustee(s): Tommy Jackson, Keata Smith,
Stephanie Hernandez, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 11th day of September, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TYLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).