

**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.**

NOTICE IS HEREBY GIVEN THAT BECAUSE THE DEFAULT IN PERFORMANCE OF THE OBLIGATIONS OF THE DEED OF TRUST, SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH AT THE PLACE AND DATE SPECIFIED TO SATISFY THE DEBT SECURED BY THE DEED OF TRUST.

**INSTRUMENT / DEED OF TRUST TO BE FORECLOSED**

Recording Information: Recorded: 06/12/2001  
Book: 1327 Deed of Trust Date: 06/01/2001  
Page: 81  
Grantor(s)/Mortgagor(s): Rutilo Banda and Rosemary Banda, husband and wife  
Original Mortgagee: Fieldstone Mortgage Company

Current Mortgagee: Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities Series 2021-G, by U.S. Bank National Association, as Indenture Trustee

Original Principal Amount: \$40000.00

**PROPERTY TO BE SOLD**

Property Address: 202 East First Street, Winfield, TX 75493  
County: Titus

Property Description: LOT NOS 8, 9, 19 AND 20, BLOCK 3, MCLEMORE ADDITION, CITY OF WINFIELD AS SHOWN BY PLAT RECORDED IN VOLUME 21, PAGE 337, DEED RECORDS OF TITUS COUNTY, TEXAS.

FILED FOR RECORDING  
2024 MAY -2 PM 1:55  
COUNTY CLERK TITUS CO TX  
DEPUTY

**FORECLOSURE SALE INFORMATION**

Place of Sale: At the south courthouse steps of the Titus County Courthouse, or if the preceding area is no longer designated area, at the area most recently designated by the County Commissioner's Court.

Sale Date: 06/04/2024 Sale Time: 10:00 AM - 1:00 PM

The sale will begin at the earliest time stated above or within three hours after that time. The sale will be conducted as public auction and the property will be sold to the highest bidder for cash, except that lender's bid may be by credit against the indebtedness secured by the line of the Deed of Trust.

Pursuant to Texas Property Code § 51.0075(a), Substitute 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 Substitute Trustee.



Pursuant to Texas Property Code § 51.009, purchaser acquires the foreclosed property as is without any expressed or implied warranties, at the purchaser's own risk.

It is the responsibility of prospective bidders to ascertain the property status and suitability for the intended purpose. Bidders should exercise due diligence and caution throughout the bidding process. Prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust or Contract Lien.

Gregory Funding is acting as the mortgage servicer and authorized to represent the mortgagee, Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G, by U.S. Bank National Association, as Indenture Trustee, by virtue of servicing agreement with the mortgagee. Pursuant to the servicing agreement and Texas Property Code § 51.0025, the mortgage servicer, Gregory Funding is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

Gregory Funding  
C/O Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G, by U.S. Bank National Association, as Indenture Trustee  
PO Box 230579

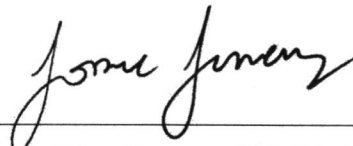
Tigard, OR 97281

If Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G, by U.S. Bank National Association, as Indenture Trustee passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust or Contract Lien and the Texas Property Code.

**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 or authorized agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead HARIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, SHARON ST. PIERRE, SALLY GARRISON OR JORGE RIOS-JIMENEZ, whose address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 PRESTON ROAD, SUITE 200, DALLAS, TX 75252 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.

Executed date: 04/30/2024

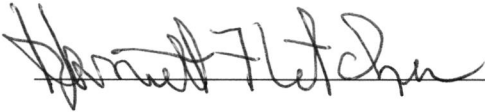


**Jorge Rios-Jimenez, Substitute Trustee**

The Mortgage Law Firm, PLLC  
18383 Preston Road, Suite 200  
Dallas, TX 75252  
Telephone Number: (619) 465-8200

**CERTIFICATE OF POSTING**

My name is Harriett Fletcher, and my address is C/O  
The Mortgage Law Firm, PLLC, 18383 Preston Road, Suite 200, Dallas, TX 75252 . I declare under  
penalty of perjury that on May 2, 2024 I filed at the office of the Titus county  
Clerk and caused to be posted at the Titus county courthouse this notice of sale.



Declarant Name: Harriett Fletcher

Date: May 2, 2024