

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURED INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
OCT 12 2021
FILED
CLERK, FAYETTE COUNTY, TEXAS
Pawla Q. [unclear]
10/12/2021
10:27 AM
[unclear]

Matter No.: 097742-TX

Date: October 8, 2021

County where Real Property is Located: Fayette

ORIGINAL MORTGAGOR: JOSHUA LANCASTER AND SANDRA LANCASTER, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 5/2/2011, RECORDING INFORMATION: Recorded on 5/6/2011, as Instrument No. 11-3085 in Book 1565 Page 312

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTE DESCRIPTION OF 0.245 ACRES OF LAND IN THE JOHN EBLIN LEAGUE, ABSTRACT NO. 42, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOTS 5 AND 6, BLOCK N OF THE EBLIN ADDITION TO THE CITY OF LA GRANGE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/2/2021, the foreclosure sale will be conducted in Fayette County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A



Matter No.: 097742-TX

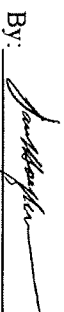

Anaheim, California 92806

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By:

Paul A. Hoelker, Attorney

Robert L. Negrin, Attorney

Aldridge Pite, LLP

701 N. Post Oak Road, Suite 205

Houston, TX 77024

Return to:

ALDRIDGE PITTE, LLP

4375 JUTLAND DR, SUITE 200

P.O. BOX 17935

SAN DIEGO, CA 92177-0935

FAX #: 619-590-1385

866-931-0036

FIELD NOTE DESCRIPTION OF 0.245 ACRES OF LAND IN THE JOHN EBLIN LEAGUE, ABSTRACT NO. 42, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOTS 5 AND 6, BLOCK N OF THE EBLIN ADDITION TO THE CITY OF LA GRANGE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1 PAGE 13, AND VOLUME 1 PAGE 27, BOTH OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVERTED TO THE LARRY ROCKWELL FRAME IN A DEED AS RECORDED IN VOLUME 1052 PAGE 236 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the northeasterly right-of-way line of South Washington Street, and the northwesterly right-of-way line of West Live Oak Street, being at the most southerly corner of Lot 5 and the most southerly corner of Block N, both of the Eblin Addition to the City of La Grange, and being at the most southerly corner of that certain (0.246 acre) tract of land conveyed to Larry Rockwell Fraume in a deed as recorded in Volume 1052 Page 236 of the Official Records of Fayette County, Texas, and being for the most southerly corner of the tract herein described,

THENCE, with the northwesterly right-of-way line of Washington Street N 29 deg. 45' 16" W 108.69 feet to a 1/4" iron rod found at the most southerly corner of that certain (0.343 acre) tract of land conveyed to Virgil A. Klein and Barbara Klein in a deed as recorded in Volume 609 Page 435 of the Deed Records of Fayette County, Texas, and being for the most westerly corner of this tract,

THENCE, leaving said right-of-way line, and with the common line between the Fraume tract and the Klein tract N 60 deg. 18 '44" E 98.76 feet to a 1/2" iron rod found at the most westerly corner of that certain tract of land conveyed to Adolfo Garza and Veronica Garza in a deed as recorded in Volume 984 Page 15 of the Official Records of Fayette County, Texas, and being for the most northerly corner of this tract,

THENCE, with the common line between the Fraume tract and the Garza tract, S 29 deg. 53' 00" E 107.82 feet to a 1/2" iron rod set in the northwesterly right-of-way line of West Live Oak Street, being for the most easterly corner of this tract,

THENCE, with the northwesterly right-of-way line of West Live Oak Street, S 60 deg. 09' 18" W 99.00 feet to the PLACE OF BEGINNING, in all containing 0.245 acres of land.

FILED

OCT 12 2021

Brenda Rietsam
 BRENDAM FIETSAM
 CO. CLERK, FAYETTE CO., TEXAS