



VG-1443-2020-2001899

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2001899

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 02, 2020 01:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2001899
Receipt Number: 20200702000015
Recorded Date/Time: July 02, 2020 01:40 PM
User: Keitha W
Station: Clerk Station

Record and Return To:

MOLLIE MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Freestone County Texas Home Equity Security Instrument

Date of Security Instrument: December 9, 2008

Amount: \$21,097.59

Grantor(s): CLAUDIA GIBSON CUNNINGHAM, FKA CLAUDIA
GIBSON FULLER, A SINGLE PERSON

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

Original Trustee: SHELLY GRAHAM

Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

Recording Information: Recorded on 12/17/2008, as Instrument No. 00808252 in Book
1471 Page 593 Freestone County, Texas

Legal Description: ALL THAT CERTAIN LOT, TRACT AND PARCEL OF
LAND, SITUATED IN FREESTONE COUNTY, TEXAS
AND MORE COMPLETELY DESCRIBED IN ATTACHED
EXHIBIT "A"

Date of Sale: 8/4/2020

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Freestone County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 2/14/2020, under Cause No. CV19233, in the 87th Judicial District Judicial District Court of Freestone County, Texas;

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 MOLLIE MCCOSLIN, LORI GARNER, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, 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. (713) 293-3618.



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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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 6/30/2020.



By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

Exhibit A

ALL THAT CERTAIN LOT, TRACT AND PARCEL OF LAND, SITUATED IN FREESTONE COUNTY, TEXAS, BEING ONE (1) ACRE OF LAND, 210 FEET BY 210 FEET IN THE FORM OF A SQUARE OUT OF THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED FIVE (5) ACRES OF LAND: BEING A PART OF THE E. TERRY SURVEY AND BEING OUT OF A CERTAIN 123 ACRE TRACT, WHICH IS DESCRIBED IN A DEED FROM T. S. WATSON, TO C. N. WILLIFORD, OF DATE 3RD DAY OF APRIL, 1924, OF RECORD IN VOL. 77, PAGE 26, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, AND BEING 5 ACRES OF LAND, MORE OR LESS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: BEGINNING AT THE NW CORNER OF 123 ACRE TRACT HEREBINABOVE REFERRED TO IN THE CENTER OF PUBLIC ROAD; THENCE N 50 DEG E 518 1/2 FEET TO AN IRON PIN AT FENCE; THENCE S 36 DEG E 420 FEET TO AN IRON PIN IN FIELD; THENCE S 50 DEG W 518 1/2 FEET THE WEST LINE OF THE 23 ACRE TRACT IN ROAD; THENCE N 36 DEG W 420 FEET TO THE BEGINNING, CONTAINING 5 ACRES OF LAND, MORE OR LESS, ON THE E. TERRY SURVEY, BEING THE SAME DESCRIBED IN WARRANTY DEED FROM C. N. WILLIFORD TO ELBERT GIBSON, DATED DECEMBER 31, 1949 AND RECORDED IN VOLUME 206, PAGE 391 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS.