

CARRINGTON MORTGAGE SERVICES, LLC (CGG)  
JOHNS, HOWARD AND JANET  
203 VZ COUNTY ROAD 1900, FRUITVALE, TX 75127

CONVENTIONAL  
Firm File Number: 14-018235

FILED FOR RECORD  
2019 DEC 16 AM 10:51  
COUNTY CLERK VAN ZANDT  
VAN ZANDT COUNTY, TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 10, 2009, HOWARD JOHNS, AKA HOWARD PAUL JOHNS, AKA HOWARD P. JOHNS, JANET JOHNS, AKA JANET MARIE JOHNS, AKA JANET M. JOHNS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to D. MARSHALL, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-010418, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

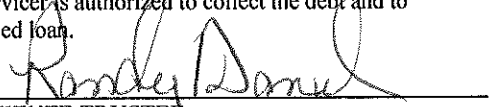
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Van Zandt** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

SEE EXHIBIT A

Property Address: 203 VZ COUNTY ROAD 1900  
FRUITVALE, TX 75127  
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC  
Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH  
MORTGAGE LOAN TRUST A  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 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.



SUBSTITUTE TRUSTEE  
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

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**EXHIBIT A**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, A PART OF THE JOHN WRIGHT SURVEY, A-900, AND BEING A PART OF BLOCK SEVEN (7) OF THE SUBDIVISION OF THE NORTH HALF OF SAID SURVEY, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF A PUBLIC ROAD, SAID POINT BEING ALSO ON THE OCCUPIED EAST LINE OF SAID BLOCK 7, SAID BEING NORTH 00 DEGREES 23 MINUTES 22 SECONDS WEST, 912.33 FEET FROM THE SOUTHEAST CORNER OF BLOCK 7; THENCE NORTH 89 DEGREES 57 MINUTES 59 SECONDS WEST 508.61 FEET TO THE POINT OF BEGINNING OF THIS TRACT, A 1/2" STEEL ROD SET FOR CORNER; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST 453.87 FEET TO A 1/2" STEEL ROD SET FOR CORNER; THENCE SOUTH 89 DEGREES 43 MINUTES WEST 510.98 FEET TO A 1/2" STEEL ROD SET FOR CORNER; THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST 451.08 FEET TO A 1/2" STEEL ROD SET FOR CORNER; THENCE SOUTH 89 DEGREES 57 MINUTES 59 SECONDS EAST 510.99 FEET TO THE POINT OF BEGINNING, CONTAINING 5.31 ACRES OF LAND, AND BEING KNOWN AS TRACT "B".

TOGETHER WITH A 60 FOOT RIGHT-OF-WAY EASEMENT ALONG THE NORTH LINE OF A CERTAIN 5.31 ACRE TRACT IN THE JOHN WRIGHT SURVEY, A-900, BEING KNOWN AS TRACT "A", IN VAN ZANDT COUNTY, TEXAS, FOR THE RIGHT OF INGRESS AND EGRESS AND FOR THE INSTALLATION OF PUBLIC UTILITIES, AND BEING THE SAME EASEMENT AS RESERVED IN DEED FROM ROVER L. HAMBY AND WIFE, GAY M. HAMBY, TO WILLIAM A. MCCORMICK AND WIFE, PAULINE MCCORMICK, DATED APRIL 11, 1985, RECORDED IN VOLUME 1053, PAGE 702, REAL RECORDS, VAN ZANDT COUNTY, TEXAS.

BEING THE SAME LAND AS DESCRIBED IN WARRANTY DEED FROM ROBERT L. HAMBY AND WIFE, GAY M. HAMBY, TO DAVID E. HIGHERS AND WIFE, JUANITA F. HUGHES, DATED SEPTEMBER 15, 1985, RECORDED IN VOLUME 1059, PAGE 357, REAL RECORDS, VAN ZANDT, TEXAS.

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