

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.**

Matter No.: 096831-TX

Date: August 16, 2021

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: GREGORY M. FOX, AN UNMARRIED PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SFMC, LP. DBA SOLUTIONS FUNDING MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 2/23/2004, RECORDING INFORMATION: Recorded on 2/25/2004, as Instrument No. 13135 in Book 1297 Page 771

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): DESCRIPTION OF A 1.003 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 179, COOKE COUNTY, TEXAS, AND BEING A RETRACEMENT SURVEY OF A TRACT OF LAND DESCRIBED BY DEED BY SUBSTITUTE TRUSTEE C.M. LEACH AND WIFE WILMA L. LEACH, AS RECORDED IN VOLUME 1237, PAGE 654, DEED RECORDS COOKE COUNTY, TEXAS, AND BEING LOTS 18 AND 19 OF CRAWFORD ACRES, A NON PLATTED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/5/2021**, the foreclosure sale will be conducted in **Cooke 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 I 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 I
c/o Carrington Mortgage Services, LLC




Matter No.: 096831-TX

1600 South Douglass Road, Suite 200-A
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 FRANCESCA ORTOLANI, MARY MANCUSO, SHELLEY ORTOLANI, MICHELE HREHA, 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.

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. 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

EXHIBIT A

1,003 Acres Field Notes

Description of a 1,003 Acre Tract of Land situated in the R.B.B. & C.B.R. Survey, Abstract No. 179, Cooke County, Texas, and being a retracement survey of a tract of land described by Deed By Subsequent Trustee to C.M. Leach and wife Wilma L. Leach, as recorded in Volume 1237, Page 634, Deed Records Cooke County, Texas, and being Lots 18 and 19 of Crawford Acres, a non-platted subdivision, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the Northwest corner of this herein described (lot 18), being on the East line of County Road 211, said point being the Southeast corner of a tract of land conveyed to Henry Bonnot (lot 17), as recorded in Volume 1272, Page 199, Deed Records Cooke County, Texas;

Thence South 89 degrees 48 minutes 46 seconds East, with the South line of said Bonnot tract (lot 17), a distance of 218.87 feet, to a 5/8 inch iron rod found for the Northeast corner of this herein described tract (lot 18), said point being the Southeast corner of said Bonnot tract (lot 17);

Thence South 00 degrees 07 minutes 13 seconds West, with the East line of said Leach tract (lot 18 & 19), a distance of 198.89 feet to a 1/2 inch iron rod found for the South east corner of this herein described tract (lot 19), said point being the Northeast corner of a tract of land conveyed to Viola Garza (lot 20), as recorded in Volume 1258, Page 270, Deed Records Cooke County, Texas;

Thence North 89 degrees 57 minutes 45 seconds West, with the North line of said Garza tract (lot 20), a distance of 219.62 feet to a 1/2 inch iron rod found for the Southwest corner of said Leach tract (lot 19), said point being on the East line of said County Road 211;

Thence North 00 degrees 20 minutes 08 seconds East, with the East line of said County Road and the West line of said Leach tract (lots 19 & 18), a distance of 199.47 feet to the Place of Beginning, and containing 1,003 Acres of Land, more or less.

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FILED FOR RECORD

21 AUG 19 PM 12: 29

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY