

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TRINITY County

Deed of Trust Dated: October 20, 2011

Amount: \$49,546.68

Grantor(s): JIMMY BUTLER, SR.

Original Mortgagee: ONEMAIN FINANCIAL, INC.

Current Mortgagee: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A

Mortgagee Servicer and Address: c/o CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Volume 0882, Page 0188

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS JIMMY BUTLER, SR. is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 23, 2019 under Cause No. 22363 in the 258th Judicial District Court of TRINITY County, Texas

Date of Sale: June 4, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

KAREN LILLEY OR REBECCA HAMMOND, SHARON ST. PIERRE, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, EVAN PRESS, AMY BOWMAN, STEPHANIE KOHLER, VANESSA MCHANEY OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 Deed of Trust, 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

FILED
at 2:25 o'clock P M

MAY 02 2019

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
Shasta Bergman
Deputy



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-012718

Sheryl LaMont 02 May, 2019

Printed Name: Sheryl LaMont
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

BEING A 0.442 ACRE TRACT SITUATED IN THE JOHN BRYAN SURVEY, A-97, TRINITY COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT FIVE (5), BLOCK ONE (1) OF THE SMITH ADDITION NUMBER TWO (2) IN THE CITY OF TRINITY, AND BEING PART OF A TRACT CONVEYED TO VERNON AND JO ANN MOSLEY BY DEED OF RECORD IN VOLUME , PAGE , OF TRINITY COUNTY, TEXAS, BEGINNING AT THE SOUTHEAST CORNER OF THE 0.66 ACRE TRACT UNDER A CONTRACT FOR DEED DATED MARCH 19, 1999, BETWEEN VERNON AND JO ANN MOSLEY AND JIMMY L., SR. & JIMMY L. BUTLER, JR. OF WHICH THIS SAID 0.442 ACRES IS OUT OF THE SAID 0.66 ACRE TRACT (SOUTH PART), A CALLED 4"X4" CONCRETE MONUMENT CORNER IN THE WEST LINE OF MORROW STREET, LOCATED 1.3 FEET EAST OF A 4"X4" POST, CONTRACT FOR DEED NEVER RECORDED; THENCE NORTH 01 DEG 47 MIN 56 SEC EAST WITH THE EAST LINE OF THIS 0.442 ACRE TRACT, THE EAST LINE ON CONTRACT FOR DEED 0.66 ACRE TRACT, AND WITH THE WEST LINE OF MORROW STREET, 106.7 FEET TO A 5/8" IRON ROD FOR THE NORTHEAST CORNER OF THIS 0.442 ACRE TRACT CONVEYED HERE, WITH WEST POWER POLE 18.5 FEET AND EAST POWER POLE 34.3 FEET ACROSS STREET; THENCE NORTH 85 DEG 58 MIN 10 SEC WEST ACROSS SAID 0.66 ACRE TRACT, 180.60 FEET TO A 5/8" IRON ROD SET IN THE WEST LINE OF SAID 0.66 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THIS 0.442 ACRE TRACT, SAID CORNER IN A 4"X4" POST HOLE LOCATED WEST OF PRESENT WIRE FENCE; THENCE SOUTH 00 DEG 40 MIN 16 SEC WEST WITH THE WEST LINE OF THIS 0.442 ACRE TRACT AND THE WEST LINE OF SAID 0.66 ACRE TRACT, 107.55 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THIS 0.442 ACRE TRACT AND THE ORIGINAL SOUTHWEST CORNER OF SAID 0.66 ACRE TRACT, AND EAST OF THE END OF LINK POST; THENCE SOUTH 86 DEG 11 MIN 38 SEC EAST WITH THE SOUTH LINE OF THIS 0.442 ACRE TRACT AND THE ORIGINAL SOUTH LINE OF SAID 0.66 ACRE (CONTRACT FOR DEED TRACT), 178.53 FEET TO THE PLACE OF BEGINNING.