

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: September 05, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: INSIDE NORTH ENTRANCE OF TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TEXAS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 22, 2001 and recorded in Document VOLUME 660, PAGE 773 real property records of TERRY County, Texas, with RICHARD ROSALES AND TRACY ROSALES, grantor(s) and FIRST NATIONAL BANK OF BROWNFIELD, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD ROSALES AND TRACY ROSALES, securing the payment of the indebtednesses in the original principal amount of \$38,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

Ronald Byrd by Chelsea Brooks
RONALD BYRD, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, CARY CORENBLUM, BOBBY FLETCHER OR CLAY GOLDEN
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the TERRY County Clerk and caused to be posted at the TERRY County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

LOT ELEVEN (11) IN BLOCK FOUR (4) OF THE FLACHE ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 239, PAGE 643, DEED RECORDS OF TERRY COUNTY, TEXAS.

FILED FOR RECORD	
BY	<i>J. R. [Signature]</i>
10:50 O'CLOCK	JUL 11 2017 <u>A</u> M
COUNTY CLERK-TERRY COUNTY, TEXAS	



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