

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.**

Lamar County Texas Home Equity Security Instrument

Date of Security Instrument:	October 29, 2007
Amount:	\$41,990.94
Grantor(s):	ELLEN R. ABNEY, A SINGLE PERSON
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee:	ANGELA RUTHART
Mortgage Servicer and Address:	CARRINGTON MORTGAGE SERVICES, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806
Recording Information:	Recorded on 11/2/2007, as Instrument No. 054119-2007 Lamar County, Texas
Legal Description:	LOT TWO (2) IN BLOCK "B" OF THE SWAIM ADDITION, PART 3, WITHIN THE CORPORATE LIMITS OF THE TOWN OF RENO, ACCORDING TO PLAT OF SUCH ADDITION OF RECORD IN THE PLAT RECORDS OF LAMAR COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	12/3/2019
Earliest Time Sale Will Begin:	1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Lamar** 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 7/11/2019, under Cause No. 88203, in the 62nd Judicial District Judicial District Court of Lamar 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24th DAY OF Oct., 2019



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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.


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.

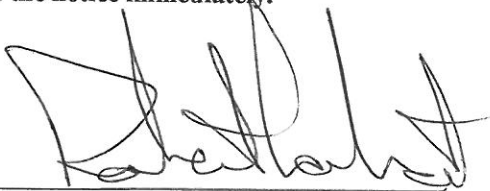
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations 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 10/16/2019.

By:


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


Robert Lamont 10-24-19
Substitute Trustee

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"

LOT TWO (2) IN BLOCK "B" OF THE SWAIM ADDITION, PART 3, WITHIN THE CORPORATE LIMITS OF THE TOWN OF RENO, ACCORDING TO PLAT OF SUCH ADDITION OF RECORD IN THE PLAT RECORDS OF LAMAR COUNTY, TEXAS, AND BEING A PART OF THE WILLIAM SKIDMORE SURVEY ABOUT 5 MILES EAST OF THE CITY OF PARIS, AN A PART OF A 130.023 ACRE TRACT OF LAND CONVEYED TO R.W. SKINNER ET UX, BY DEED OF RECORD IN BOOK 524, PAGE 497, LAMAR COUNTY DEED RECORDS; DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN ACCORDANCE WITH A SURVEY MADE BY ROBERT S. CHANEY, REGISTERED PUBLIC SURVEYOR, DATED NOVEMBER 28, 1984; BEGINNING AT AN IRON PIN IN THE WB LINE OF THE SWAIM ADDITION, PART 3, THIS POINT BEING NORTH 1 DEG. 3 MIN. EAST 101.7 FEET FROM ITS SW CORNER AND BEING THE SW CORNER OF LOT TWO (2) ABOVE MENTIONED; THENCE NORTH 1 DEG. 3 MIN. EAST 101.7 FEET, AN IRON PIN; THENCE SOUTH 89 DEG. 17 MIN. EAST 150.0 FEET, AN IRON PIN IN THE WB LINE OF A PUBLIC ROAD; THENCE SOUTH 1 DEG. 03 MIN. WEST 101.7 FEET, AN IRON PIN; THENCE NORTH 89 DEG. 17 MIN. WEST 150.0 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO JAMES MITCHELL CASTLEBURY AND WIFE SHARON CASTLEBURY, DATED AUGUST 14, 1985, OF RECORD IN BOOK 687, PAGE 553, LAMAR COUNTY DEED RECORDS.

TAXID# 100078