

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.: 098705-TX

Date: January 7, 2022

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: JENNIFER THOMAS, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 6/13/2012, RECORDING INFORMATION: Recorded on 6/14/2012, as Instrument No. 097389-2012

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF DEPORT, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/1/2022, the foreclosure sale will be conducted in Lamar 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 1:00 PM, 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 F 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 F
c/o Carrington Mortgage Services, LLC
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




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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 SUE SPASIC, ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, ZORAN W. SPASIC, 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, Phone: (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



Posted by Robert La Mont, January 10, 2022.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF DEPORT, TEXAS, A PART OF THE D. DRAPER SURVEY, ABSTRACT NO. 260, AND BEING A 0.7342 ACRE TRACT OF LAND AS SHOWN ON SURVEY DATED JUNE 12, 2012, BY DENNIS E. CHALAIRE, R.P.L.S. NO. 5469, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

Being a 0.7342 acre tract of land located in the Daniel Draper Survey, Abstract No. 260, in the City of Deport, Lamar County, Texas; being all of those certain tracts of land described in deeds to Ina Sparks and Nina Sparks, dated March 7, 1963, recorded in Volume 399, Page 207 of the Lamar County Deed Records (L.C.D.R.) and dated September 10, 1980, recorded in Vol. 628, Pg. 802, L.C.D.R.; said 0.7342 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are based on due North along the monumented east right-of-way line of North Jeffus Street [no dedication found] according to Vol. 399, Pg. 207 and Vol. 628, Pg. 802, L.C.D.R.):

BEGINNING at a 1-inch iron pipe found in the monumented east right-of-way line of North Jeffus Street for the southwest corner of that certain tract of land described as Tracts One and Three in deed dated June 3, 2005, to Gino Alan Cannon, recorded in Vol. 1623, Pg. 218 of the Lamar County Official Public Records (L.C.O.P.R.) and the northwest corner of the herein described tract;

- 1.) THENCE South 86 deg. 28 min. 34 sec. East, along the south boundary line of said Cannon Tracts One and Three, a distance of 249.35 feet to a 1/2-inch iron rod found in the monumented west right-of-way line of College Street (no dedication found);
- 2.) THENCE South 03 deg. 48 min. 08 sec. West, along the monumented west right-of-way line of College Street, a distance of 129.14 feet (deed calls 135 feet) to a 1/2-inch iron rod with cap found for the northeast corner of that certain tract of land described in deed dated July 19, 2007, to Maronda R. Evans, recorded in Vol. 1914, Pg. 81, L.C.O.P.R.;
- 3.) THENCE North 87 deg. 08 min. 08 sec. West, along the north boundary line of said Evans tract, a distance of 240.61 feet (deed call 245 feet) to a 1/2-inch iron rod found in the monumented east right-of-way line of North Jeffus Street for the northwest corner of said Evans tract;
- 4.) THENCE North (reference bearing), along the monumented east right-of-way line of North Jeffus Street, a distance of 132.16 feet (deed calls 135 feet) to the **POINT OF BEGINNING** and containing 0.7342 acre of land.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 10th DAY OF Jan., 2022