

**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.**

**Hopkins County Texas Home Equity Security Instrument**

Date of Security Instrument:	May 13, 2002	BY: <i>Harriett Fletcher</i> TRACY SMITH COUNTY CLERK 2020 JUL -2 P 1:25 FILED FOR RECORD HOPKINS COUNTY, TEXAS
Amount:	\$58,392.25	
Grantor(s):	JACK E. MOORE	
Original Mortgagee:	CITIFINANCIAL, INC.	
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A	
Original Trustee:	K MILSON	
Mortgage Servicer and Address:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806	
Recording Information:	Recorded on 5/16/2002, as Instrument No. 3047 in Book 0397 Page 0453 Hopkins County, Texas	
Legal Description:	ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE THOMAS STEWART SURVEY, A-874 BEING A PART OF TRACT DESCRIBED IN A DEED RECORDED IN VOL 427, PAGE 504 AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"	
Date of Sale:	8/4/2020	
Earliest Time Sale Will Begin:	1:00 PM	

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Hopkins** 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 5/14/2020, under Cause No. CV44138, in the 62nd Judicial District Judicial District Court of Hopkins 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 HARRIETT FLETCHER, ROBERT LAMONT, 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 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.



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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 6/30/2020.

By: 

Paul A. Hoeffker, 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 Harriett Fletcher 07-02-2020

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"

Description:

The land referred to herein is situated in the State of Texas, County of Hopkins, City of Sulphur Spring described as follows:

File Number: 729524

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE THOMAS STEWART SURVEY, A-874 BEING A PART OF A TRACT DESCRIBED IN A DEED RECORDED IN VOL 427, PAGE 504, DEED RECORDS, HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD AT THE NORTHWEST CORNER SAME BEING LOCATED ON THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED TRACT; SAME BEING 390.83 FEET NORTHEAST OF THE SOUTHWEST CORNER OF THAT TRACT IN VOL 427, PAGE 504;

THENCE NORTH 88 DEG 14 MIN 05 SEC EAST 127.52 FEET TO A 3/8" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01 DEG 13 MIN 25 SEC EAST 169.03 FEET TO A POWER POLE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88 DEG 14 MIN 05 SEC WEST 131.40 FEET TO A 3/8" IRON ROD FOR THIS SOUTHWEST CORNER ALSO BEING LOCATED ON THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED TRACT;

THENCE NORTH 00 DEG 05 MIN 28 SEC EAST, ALONG SAID WEST BOUNDARY LINE, 169.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES OF LAND, MORE OR LESS.

SOURCE OF TITLE: BOOK 135 PAGE 821 (06/25/1992)

APN: 65087400000917

END OF CONTINUATION OF PAGE(S)

END OF REPORT

3047

STATE OF TEXAS COUNTY OF HOPKINS  
I hereby certify that this instrument was filed in the number sequence on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Hopkins County, Texas as stamped by me.

MAY 20 2002



*Debbie Shirley*

COUNTY CLERK, Hopkins County, Texas

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

2002 MAY 16 PM 3: 56

DEBBIE SHIRLEY  
COUNTY CLERK

BY UP DEPUTY

11-5-1  
1700  
Citifinancial  
envelope  
*(Signature)*