

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.**

Eastland County Texas Home Equity Security Instrument

Date of Security Instrument: December 14, 2009

Amount: \$10,362.50

Grantor(s): LONNIE JOE WHORTON, RUBY LEE WHORTON,
HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB AS
TRUSTEE OF WV 2017-1 GRANTOR TRUST

Original Trustee: ALBA GATES

Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Dougllass Road, Suite 200-A
Anaheim, California 92806

Recording Information: Recorded on 12/18/2009, as Instrument No. 2009-003696
Eastland County, Texas

Legal Description: THE NORTH ONE-HALF OF 3/4 OF ONE ACRE IN THE
TOWN OF RISING STAR, TEXAS BEING A
SUBDIVISION OF THE SOUTH ONE-HALF OF THE
NORTH EAST ONE-QUARTER, SECTION 28, B.B.B. & C
RY. CO. SURVEY, ABSTRACT NO. 1425, DESCRIBED
AS: BEGINNING 450 FT. EAST AND 336 FT., NORTH OF
THE SOUTHWEST CORNER OF THE SAID NORTHEAST
ONE QUARTER; THENCE EAST 180 FT.; THENCE
NORTH 158 FT.; THENCE WEST 180 FT.; THENCE
SOUTH 158 FT.; TO THE PLACE OF BEGINNING. AS
SHOWN IN DEED FROM LARMONT L. MCMILLAN ET
AL., LARRY ANDERSON AND WIFE, ELSIE ANDERSON,
DATED MARCH 26, 1984, A.D. RECORDED IN VOL. 853,
ON PAGES 269-270, DEED RECORDS EASTLAND
COUNTY, TEXAS.

Date of Sale: 4/5/2022

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Eastland** 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.



4741761

MS

2.24 P

WHEREAS, an Final Judgment was entered on 11/17/2021, under Cause No. CV2045672, in the 91st Judicial District Judicial District Court of Eastland 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 LAURA BROWDER, TERRY BROWDER, MARSHA MONROE, LINDA REPERT, JAMIE OSBORNE, 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.

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 2/8/2022.

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

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