

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:** October 02, 2018

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

**Place:** THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND COUNTY COURTHOUSE  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 August 07, 2006 and recorded in Document VOLUME 02446, PAGE 00024 real property records of EASTLAND County, Texas, with ANNA R HART, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANNA R HART, securing the payment of the indebtedness in the original principal amount of \$234,450.00, 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 OF 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE  
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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED 8:00 A.M.  
CATHY JENTHO, COUNTY CLERK

AUG 27 2018  
EASTLAND COUNTY, TEXAS  
By \_\_\_\_\_ Deputy



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5.44 ACRES OF LAND OUT OF SECTION 38 BLOCK 4 H. & T. C. RR. CO. LANDS, A-1883, EASTLAND COUNTY, TEXAS BEING ALL OF THE LAND DESCRIBED IN VOLUME 1441 PAGE 65 AND 0.44 ACRES OUT OF VOLUME 1409 PAGE 320, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON PIN SET IN THE WEST LINE OF U.S. HIGHWAY 183 FOR THE SOUTHEAST CORNER OF VOLUME 1441 PAGE 65 AND BEING CALLED TO BE N 89° 03'E 1251.88', N 9°14'E 383.85', AND N 11°54'26"E 113.52' FROM THE SOUTHWEST CORNER OF SECTION 38.

THENCE S 86°35'08"W 387.43' TO A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF VOLUME 1441 PAGE 65;

THENCE N 3°24'52"W (CALLED BEARING) 478.67' TO A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF VOLUME 1441 PAGE 65;

THENCE N 86°35'08"E WITH THE NORTH LINE OF VOLUME 1441 PAGE 65 A DISTANCE OF 195.92' TO A 1/2" IRON PIN SET IN A FENCE;

THENCE N 26°57'43"E 107.98' TO A FENCE CORNER;

THENCE S 75°28'33"E 302.46' TO A 1/2" IRON PIN SET IN THE WEST LINE OF U.S. HIGHWAY 183 FOR THE NORTHEAST CORNER OF VOLUME 1441 PAGE 65 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE HIGHWAY S 16°24'15"W 35.47' TO A CONCRETE HIGHWAY MONUMENT;

THENCE S 13°54'02"W CONTINUING WITH THE HIGHWAY 466.44' TO THE PLACE OF BEGINNING AND CONTAINING 5.44 ACRES OF LAND, MORE OR LESS. (SEE ATTACHED PLAT E-396B).



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