

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: 12/04/2018
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Eastland County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/06/2001 and recorded in the real property records of Eastland County, TX and is recorded under Clerk's File/Instrument Number 2100415 with Susan Valena Ellis (grantor(s)) and Associates Home Equity Services, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Susan Valena Ellis, securing the payment of the indebtedness in the original amount of \$22,020.37, 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 FOLLOWING DESCRIBED REAL ESTATE SITUATED IN EASTLAND COUNTY, TEXAS: 49.6 ACRES OF LAND OUT OF SECTION 31 IN BLOCK 2 OF H & TC RAILYARD CO. SURVEY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT SET ON THE NORTH LINE OF SECTION 31, BLOCK 2, H & TC RAILYARD CO. SURVEY, 562 VARAS NORTH 87 DEGREES 13 MINUTES WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31 FOR THE NORTHEAST CORNER OF THIS SURVEY; THENCE SOUTH 9 DEGREES 05 MINUTES WEST 547 VARAS ALONG THE FENCE LINE TO THE CONCRETE MONUMENT FOR THE SOUTHEAST CORNER OF THIS SURVEY; THENCE NORTH 88 DEGREES 35 MINUTES WEST 518.86 VARAS ALONG FENCE LINE TO CONCRETE MONUMENT SET ON THE EAST RIGHT-OF-WAY FENCE LINE OF STATE PAVED HIGHWAY 67; THENCE NORTH 12 DEGREES 58 MINUTES EAST 510.10 VARAS ALONG THE EAST RIGHT-OF-WAY FENCE OF SAID HIGHWAY NO. 67 TO CONCRETE MONUMENT FOR NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 87 DEGREES 13 MINUTES EAST 491.21 VARAS ALONG THE NORTH LINE OF SAID SECTION 31 TO THE PLACE OF BEGINNING.

RECEIVED 8:52A M.
CATHY JENTHO, COUNTY CLERK

OCT 25 2018

EASTLAND COUNTY, TEXAS
By [Signature] Deputy



4673550

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806

~~_____
SUBSTITUTE TRUSTEE~~

~~Laura Browder, Terry Browder, Marsha Monroe,
Linda Reppert
1320 Greenway Drive, Suite 300
Irving, TX 75038~~

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

NOTARY PUBLIC in and for

_____ COUNTY

My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____