



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Hamilton County Texas Home Equity Security Instrument

FILED FOR RECORD
at _____ o'clock _____ M

SEP 09 2019

Kiesha Bagwell
County Clerk, Hamilton Co., Texas

Date of Security Instrument: May 6, 2002
Amount: \$57,322.88
Grantor(s): BERKLEY F. CLARK AND MARGIE J. CLARK
Original Mortgagee: CITIFINANCIAL MORTGAGE COMPANY, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: CLIFFORD D. HARMON
Mortgage Servicer and Address: CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 5/10/2002, as Instrument No. 901 in Book 348
Page 702 Hamilton County, Texas
Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND
SITUATED IN HAMILTON COUNTY, TEXAS, AND
BEING 4.591 ACRES OF LAND, MORE COMPLETELY
DESCRIBED IN ATTACHED IN EXHIBIT "A."
Date of Sale: 10/1/2019
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Hamilton 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 4/10/2019, under Cause No. CV10518, in the 220th Judicial District Judicial District Court of Hamilton County, Texas;

The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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. **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.**


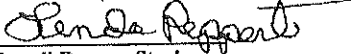
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties



4704532

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.

EXECUTED in multiple originals on 8/27/2019.

 
Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Paul A. Hoefker, Robert L. Negrin Substitute Trustee(s) c/o Aldridge Pite, LLP, 4375 Jutland Drive, Suite 200, P.O. Box 17935, San Diego, CA 92177-0935 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

TS Number: 062110-TX

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HAMILTON COUNTY, TEXAS, AND BEING 4.591 ACRES OF LAND OUT OF THE A. S. BOYNTON SURVEY, A-1250 AND BEING A PART OF A 39.204 ACRE TRACT DESCRIBED IN DEED TO B. F. CLARK AND RECORDED IN VOLUME 265, PAGE 89 OF THE HAMILTON COUNTY DEED RECORDS, SAID PARCEL DESCRIBED BY METES AND BOUNDS AS A RESULT OF THIS SURVEY AS FOLLOWS: BEGINNING AT A STEEL PIN FOUND IN A WIRE FENCE BEING N43-42W 3571.3 FEET FROM THE SOUTHEAST CORNER OF THE SAID BOYNTON SURVEY, THE NORTHEAST CORNER OF THE 39.204 ACRE TRACT, SAID PIN THEN NORTHEAST CORNER OF THIS; THENCE S40-03 W 500.0 FEET TO A STEEL PIN SET, SAID PIN THE SOUTHEAST CORNER OF THIS; THENCE N49-57W, 400.0 FEET TO A STEEL PIN SET, THE SOUTHWEST CORNER OF THIS; THENCE N40-03E, 500.0 FEET TO A STEEL PIN SET IN THE SOUTH RIGHT-OF-WAY OF STATE HWY 36, SAID PIN THE NORTHWEST CORNER OF THIS; THENCE S49-57E ALONG THE SAID RIGHT-OF-WAY 400.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.591 ACRES OF LAND

FILED and RECORDED

Instrument Number: 20191473 B: RP V: 552 P: 446

Filing and Recording Date: 09/09/2019 01:02:07 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.