

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** For Record

Matter No.: 093803-TX

This, the 12 day of Oct 2020
at 11:25 o'clock A M

Date: October 7, 2020

County where Real Property is Located: DeWitt

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Somerset Hoffmann
DEPUTY

ORIGINAL MORTGAGOR: AARON HEISKELL AND JENNIFER HEISKELL, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 6/5/2015, RECORDING INFORMATION: Recorded on 6/10/2015, as Instrument No. 109420

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 2.48 ACRE TRACT OF LAND SITUATED IN THE WASHINGTON LOCKHART SURVEY, ABSTRACT 29 AND MORE ACCURATELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2020, the foreclosure sale will be conducted in DeWitt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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

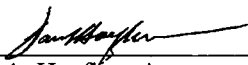


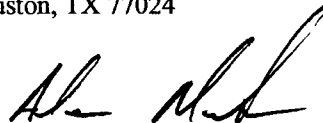
Matter No.: 093803-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, ELIZABETH ANDERSON, 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.

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.

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

Exhibit "A"

LEGAL DESCRIPTION 2.48 ACRE TRACT

THE STATE OF TEXAS)
THE COUNTY OF DEWITT}

BEING a 2.48 acre tract of land situated in the Washington Lockhart Survey, Abstract 29, DeWitt County, Texas and being a part of that 4.21 acre tract, also called a 4.28 acre tract, described in General Warranty Deed dated July 15, 2005 from Anthony B. and Dawn S. Warzecha to Ersel A. and Julia Ruth Chandler, recorded in Volume 170, Page 836 of the Official Records of DeWitt County, and being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod in the south right-of-way line of State Highway 72, and at the northwest corner of a called 3 acre tract, described to Charles M. Albert, III and Andrea Lorenz, recorded in Volume 130, Page 7 of the Official Records of said County, and at the northeast corner of said called 4.21 acre tract and the herein described tract;

THENCE, with the east line of said called 4.21 acre, and with the west line of said called 3 acre tract, and the west line of a called 1.396 acre tract, styled Tract Two, described to Arthur Gonzales and Jennifer Gonzales, recorded in Volume 384, Page 731 of the Official Records of said County, as generally fenced, *South 00°12'38" West*, for a distance of *631.93 feet* to an existing 5/8 inch steel rod, with cap stamped 6371, at the northeast corner of a called 1.803 acre tract, described to Arthur Gonzales and Jennifer Gonzales, recorded in Volume 493, Page 699 of the Official Records of said County, and the southeast corner of the herein described tract, from which an existing 5/8 inch steel rod at the southeast corner of said called 4.21 acre tract bears *South 00°12'38" West*, a distance of *130.60 feet* for reference;

THENCE, with a north line of said called 1.803 acre tract, as generally fenced, *South 87°17'13" West*, for a distance of *149.69 feet* to an existing 5/8 inch steel rod, 6371, at an interior corner of said called 1.803 acre tract, and at the southwest corner of the herein described tract;

THENCE, with an east line of said called 1.803 acre tract, as generally fenced, *North 09°09'51" West*, for a distance of *78.81 feet* to an existing 3/8 inch steel rod at the southeast corner of a called 1.83 acre tract, described to Curtis L. Koenig and wife, Karen M. Koenig, recorded in Volume 343, Page 328 of the Deed Records of said County, and at the north corner of said called 1.803 acre tract, and an angle point of the herein described tract;

THENCE, with the east line of said called 1.83 acre tract, and the west line of said 4.21 acre tract, as generally fenced, *North 06°42'49" West*, for a distance of *442.81 feet* to an existing 3/8 inch steel rod in the south right-of-way of said State Hwy 72 and at the northeast corner of said called 1.83 acre tract, and at the northwest corner of said called 4.21 acre tract and the herein described tract;

THENCE, with the south right-of-way line of said State Hwy 72, and the north line of said 4.21 acre tract the following bearings and distances:

North 51°25'00" East, for a distance of *13.94 feet* to a concrete right-of-way monument at an angle point of the herein described tract;

North 61°13'22" East, for a distance of *234.19 feet* to THE POINT OF BEGINNING CONTAINING within these metes and bounds *2.48 acres* of land more or less.

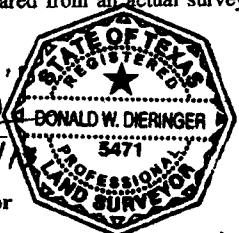
Reference is made to that Plat accompanying this Legal Description.

Bearings are based on bearings of record in Volume 170, Page 836 of the Official Records of DeWitt County, Texas.

This survey was completed without the benefit of an Abstract of Title.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in April 2015.

D W



109420

URBAN SURVEYING, INC. 4/21/15
By: Donald W. Dieringer
Registered Professional Land Surveyor
Texas No. 5471
C1399 2.48 acres, 4-21-15

Stewart Title-Hold

Filed for Record
This, the 9 day of June 2015
at 3:30 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
DEPUTY

STATE OF TEXAS
COUNTY OF DEWITT
I hereby certify that this instrument was filed on the
date & time stamped hereon by me & was duly recorded
in the Volume & Page of the Official Public Records of
DeWitt Co. Texas.
Date JUN 10 2015
BY NATALIE CARSON, COUNTY CLERK
Vol. 395 Page 463-278

