

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: November 4, 2008	Original Mortgagor/Grantor: GARY SELF AND BRANDI SELF
Original Beneficiary / Mortgagee: SWARTZ AND BROUGH, INC.,	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1
Recorded in: Volume: 272 Page: 859 Instrument No: 61705	Property County: DE WITT
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$25,200.00, executed by GARY SELF; BRANDI SELF and payable to the order of Lender.

Property Address/Mailing Address: 427 ECKHARDT ST, YORKTOWN, TX 78164

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN DEWITT COUNTY, TEXAS, A PART OF THE STEPHEN BEST LEAGUE AND LABOR IN SAID COUNTY, AND PART OF BLOCK NO. 54 IN THE CITY OF YORKTOWN, IN DEWITT COUNTY, TEXAS AS SAID BLOCK IS KNOWN, MARKED, DESIGNATED AND DESCRIBED ON THE OFFICIAL AND ESTABLISHED MAP OF THE CITY OF YORKTOWN, TEXAS, SAID TRACT BEING THE MOST NORTHERLY SIXTY (60) FEET OF THAT CERTAIN LOT OF PARCEL OF LAND DESCRIBED IN AND CONVEYED BY DEED OF DATE APRIL 18, 1931 OF RECORD IN VOLUME 102, PAGE 318-319 DEED RECORDS OF DEWITT COUNTY, TEXAS FROM ETELKA. MORLAN AND WIFE TO ECKHARDT GIN CO., INC. AND THE LAND HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO SAY,

BEGINNING AT A STAKE SET IN THE EAST LINE OF SAID BLOCK NO. 54 IN THE WEST LINE OF ECKHARDT STREET, AT THE NORTHEAST CORNER OF SAID TRACT FROM ETELKA MORLAN TO ECKHARDT GIN CO., SUCH POINT BEING LOCATED NORTHERLY ALONG THE SAID EAST LINE OF SUCH BLOCK NO. 54, A DISTANCE OF 230.5 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK.

THENCE ALONG THE NORTH LINE OF SAID TRACT FROM ETELKA MORLAN TO ECKHARDT GIN CO., IN A WESTERLY DIRECTION, PARALLEL TO FIRST STREET IN SAID CITY OF YORKTOWN, A DISTANCE OF 185 FEET TO A STAKE, SAME BEING THE NORTHWEST CORNER OF SAID TRACT FROM MORLAN TO ECKHARDT GIN CO.;

THENCE ALONG THE WEST LINE OF SAID TRACT FROM MORLAN TO ECKHARDT, PARALLEL TO ECKHARDT STREET IN SAID CITY OF YORKTOWN, IN A SOUTHERLY DIRECTION A DISTANCE OF 60 FEET TO A STAKE;



THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION PARALLEL TO FIRST STREET A DISTANCE OF 185 FEET TO A STAKE IN THE SAID EAST LINE OF BLOCK NO. 54 AND WEST LINE OF ECKHARDT STREET;

THENCE WITH ECKHARDT STREET IN A NORTHERLY DIRECTION A DISTANCE OF 60 FEET TO THE PLACE BEGINNING, BEING A TRACT OF LAND IN SHAPE OF A PARALLELOGRAM, CONTAINING BY ESTIMATE 11,100 SQUARE FEET OF LAND, FRONTING A DISTANCE OF 60 FEET ON ECKHARDT STREET AND EXTENDING BACK BETWEEN THE NORTH LINE OF SAID TRACT FROM MORLAN TO ECKHARDT GIN CO., AND A LINE PARALLEL THERETO FOR A DISTANCE OF 185 FEET.

Date of Sale: December 01, 2020	Earliest time Sale will begin: 12:00 PM
--	--

Place of sale of Property: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.)

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.



SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Vicki Hammonds, Janice Stoner or Jodi Steen, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112

Filed for Record

This, the 29th day of October 20 20
at 11:45 o'clock AM

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas


DEPUTY