

This, the 12 day of May 2020 at 4:20 o'clock P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NATALIE CARSON, COUNTY CLERK OF DeWitt County, Texas
DEPUTY *Domini Hoffmann* 2020-08

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.

DeWitt County Texas Home Equity Security Instrument

Date of Security Instrument: November 19, 2007

Amount: \$28,595.19

Grantor(s): HOPE PARAMO FKA HOPE FLORES AND RAYMUNDO PARAMO, WIFE AND HUSBAND

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A M BERNSEN

Original Trustee:

Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

Recording Information: Recorded on 11/28/2007, as Instrument No. 55862 DeWitt County, Texas

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DEWITT COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

Date of Sale: 6/2/2020

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the DeWitt 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 8/22/2019, under Cause No. 19-01-24,748, in the 24th Judicial District Judicial District Court of DeWitt County, Texas;

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.

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.

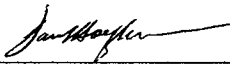


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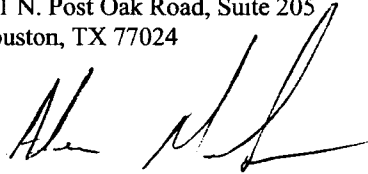
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations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

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.

EXECUTED in multiple originals on 5/8/2020.

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

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

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EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DEWITT COUNTY, TEXAS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CUERO, DEWITT COUNTY, TEXAS, A PART OF THE J.A.V. Y GONZALES LEAGUE, ABSTRACT 47, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE SET IN THE NORTH LINE OF MCARTHUR STREET SOUTH 65 30' EAST A DISTANCE OF 103 FEET FROM THE EAST LINE OF SOUTH ESPLANADE STREET AT THE WEST CORNER OF TRACT CONVEYED IN A DEED OF RECORD IN VOLUME 61, PAGE 570 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS;

THENCE NORTH 24 30' EAST ALONG THE WEST SIDE OF SAID TRACT A DISTANCE OF 120 FEET TO A POINT SOUTH 24 30' WEST A DISTANCE OF 130 FEET FROM THE NORTH CORNER OF SAID TRACT;

THENCE SOUTH 65 30' EAST PARALLEL TO THE SAID LINE OF MCARTHUR STREET AT 117 FEET THE WEST LINE OF THE TRACT CONVEYED IN THE DEED OF RECORD IN VOLUME 86, PAGE 120 OF THE DEED RECORDS, AND AT A TOTAL DISTANCE OF 119.5 FEET TO A STAKE SET IN THE WEST CORNER OF A TRACT OF LAND CONVEYED TO MORRIS HANKE IN A DEED OF RECORD IN VOLUME 131, PAGE 354 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS;

THENCE SOUTH 24 30' WEST A DISTANCE OF 120 FEET TO A STAKE AT THE WEST CORNER OF A TRACT OF LAND CONVEYED TO W. G. NAMIE BY DEED RECORDED IN VOLUME 139, PAGE 435, OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS AND IN THE NORTH LINE OF MCARTHUR STREET;

THENCE NORTH 65 30' WEST AT A DISTANCE OF 2.5 FEET THE WEST CORNER OF A TRACT OF LAND CONVEYED IN A DEED OF RECORD IN VOLUME 86, PAGE 120 OF THE DEED RECORDS AND AT A TOTAL OF 119.5 FEET TO THE PLACE OF BEGINNING, CONTAINING BETWEEN THE ABOVE METES AND BOUNDS 0.33 ACRES OF LAND, MORE OR LESS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JULY 22, 1967 FROM JAMMIE GUAJARDO ET UX.

55862

Filed for Record

This, the 28 day of Nov 20 07
 at 1:05 o'clock P.M.
 ELVA PETERSEN, COUNTY CLERK OF
 DEWITT County, Texas

Maven Duggins
 Deputy
 Citifinancial, Inc.
 2304 N Navarro St
 Victoria, TX 77901

NOV 28 2007

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 De Witt Co. Texas.

ELVA PETERSEN, CO. CLERK
 BY: Tom Standart
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