

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.**

DeWitt County Texas Home Equity Security Instrument

Date of Security Instrument:	June 29, 2006
Amount:	\$31,617.41
Grantor(s):	RICHARD NAVARRO, ANGIE NAVARRO, HUSBAND AND WIFE
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 7/10/2006, as Instrument No. 48106 DeWitt County, Texas
Legal Description:	BEING LOTS NOS ONE (1), TWO (2), AND THREE (3), SECTION S, CENTENNIAL ADDITION, AN ADDITION TO THE CITY OF CUERO, DEWITT COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	7/7/2020
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 Final Judgment was entered on 4/15/2020, under Cause No. 19-02-24,772, 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.




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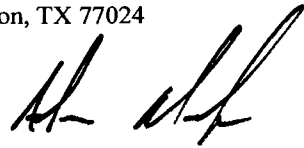
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

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 6/2/2020.

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

Exhibit A

106134/407

BEING LOTS NOS ONE (1), TWO (2), AND THREE (3), SECTION S, CENTENNIAL ADDITION, AN ADDITION TO THE CITY OF CUERO, DEWITT COUNTY, TEXAS, TOGETHER WITH IMPROVEMENTS THEREON SITUATED. LESS AND EXCEPT THE FOLLOWING TRACT OF LAND: BEING 920.00 SQUARE FEET SITUATED IN AND A PART OF THE JOSE ANTONIO VALDEZ GONZALES LEAGUE, ABSTRACT NO. 47, DEWITT COUNTY, TEXAS, AND IS A PORTION OF LOT 3 BLOCK S OF THE CENTENNIAL ADDITION TO THE CITY OF CUERO, DEWITT COUNTY, TEXAS. THIS 920.00 SQUARE FEET IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A "PK" NAIL SET IN THE SOUTH LINE OF HAMILTON STREET FOR THE NORTHEAST CORNER OF THIS 920.00 SQUARE FEET, ALSO BEING THE COMMON CORNER OF LOT 3 AND 4, BLOCK S; THENCE S 23 DEG 49' 00" W WITH THE COMMON LINE OF LOT 3 AND 4 A DISTANCE OF 115.00 FEET TO A "PK" NAIL SET FOR THE SOUTHEAST CORNER OF THIS 920.00 SQUARE FEET; THENCE N 66 DEG 11' 00" W WITH THE COMMON LINE OF LOT 3 AND LOT 18 A DISTANCE OF 8.00 FEET TO A "PK" NAIL SET FOR THE SOUTHWEST CORNER OF THIS 920.00 SQUARE FEET; THENCE N 23 DEG 49' 00" E CROSSING LOT 3 A DISTANCE OF 115.00 FEET TO A "P" NAIL SET FOR THE NORTHWEST CORNER OF THIS 920.00 SQUARE FEET; THENCE S 66 DEG 11' 00" E WITH THE SOUTH LINE OF HAMILTON STREET A DISTANCE OF 8.00 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 920.00 SQUARE FEET, TOGETHER WITH IMPROVEMENTS THEREON SITUATED.

TAX ID# 07550-00019-00010

Filed for Record

This, the 15th day of June 2020
at 1:55 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Brenda Lopez
DEPUTY