

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:	February 21, 2008
Amount:	\$34,200.41
Grantor(s):	RODNEY BOEHM, TINA LYNN BOEHM FKA TINA LYNN EDMONDSON, HUSBAND AND WIFE
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee:	ELSA BRIONES
Mortgage Servicer and Address:	CARRINGTON MORTGAGE SERVICES, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806
Recording Information:	Recorded on 2/28/2008, as Instrument No. 57475 in Book 250 Page 686 DeWitt County, Texas
Legal Description:	ALL THAT CERTAIN PARCEL OR TRACT OF LAND, LOCATED IN DEWITT COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKTOWN AND BEING A PART OF LOT 12 OF BLOCK 16 OF SAID CITY AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	11/5/2019
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 8/1/2019, under Cause No. 19-02-24,778, 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.

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 9/11/2019.

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

Filed for Record
This, the 19 day of Sept 2019
at 11:55 o'clock A M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas


DEPUTY

Exhibit "A"

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, LOCATED IN DEWITT COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKTOWN AND BEING A PART OF LOT 12 OF BLOCK 16 OF SAID CITY, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY AND BEING A PART OF THAT CERTAIN PARCEL OR TRACT CONVEYED TO H. ROBERT GOHLKE BY MARY E. BROWN BY DEED DATED JANUARY 19, 1948, RECORDED IN THE DEED RECORDS OF SAID COUNTY IN VOLUME 125, PAGE 483; AND SAID PARCEL OR TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A STEEL ROD, SET AT THE SOUTHWEST CORNER OF SAID LOT 12, IN THE SOUTH LINE OF SAID BLOCK 16, AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND THE EAST RIGHT-OF-WAY LINE OF PUBLIC ALLEY; THENCE NORTH 80°00' EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE COMMON SOUTH LINE OF SAID BLOCK AND SAID LOT 12, A DISTANCE OF 56.25 FEET TO A STEEL ROD; THENCE NORTH 10°57' WEST A DISTANCE OF 121.02 FEET TO A STEEL ROD, SET IN THE NORTH LINE OF SAID LOT 12 AND IN THE SOUTH LINE OF LOT 11; THENCE SOUTH 80°00' WEST ALONG SAID SOUTH LINE AND ALONG SAID NORTH LINE OF SAID LOT 12, A DISTANCE OF 54.25 FEET TO A STEEL ROD, SET AT THE NORTHWEST CORNER OF SAID LOT 12 AND IN SAID EAST RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 10°00' EAST ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 121 FEET TO THE PLACE OF BEGINNING.