

**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.**

Van Zandt County Texas Home Equity Security Instrument

Date of Security Instrument: July 30, 2009

Amount: \$72,525.76

Grantor(s): SAMANTHA CHANEY, TRACY SCOTT CHANEY, WIFE  
AND HUSBAND

Original Mortgagee: CITIFINANCIAL, INC.

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

Original Trustee:

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

Recording Information: Recorded on 8/4/2009, as Instrument No. 2009-006516 Deed  
of Trust Correction Affidavit recorded 10/5/2015 under  
instrument # 2015-008459 Van Zandt County, Texas

Legal Description: BEING 2.27 ACRES OF LAND SITUATED IN THE E.P.G.  
CHISM SURVEY, ABSTRACT NO. 126 VAN ZANDT  
COUNTY, TEXAS AND MORE COMPLETELY  
DESCRIBED IN ATTACHED EXHIBIT "A"

Date of Sale: 9/1/2020

Earliest Time Sale Will Begin: 10:00 AM

FILED FOR RECORD  
2009 JUL 30 PM 12:36

Place of Sale: The foreclosure sale will be conducted in the area designated by the Van Zandt 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 4/13/2020, under Cause No. 19-00267, in the 294th Judicial District Judicial District Court of Van Zandt 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 RANDY DANIEL, 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.



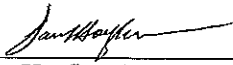
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The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

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 7/28/2020.

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

BEING 2.27 ACRES OF LAND SITUATED IN THE E.P.G. CHISM SURVEY, ABSTRACT NO. 126, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 135.0 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED AUGUST 3, 1967, FROM T. DEAN BROWN AND TIMOTHY DONLIN BROWN TO BERKLEY E. CHANEY AND WIFE, JOY CHANEY, RECORDED IN VOLUME 659, PAGE 206 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 2.27 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (SET) FOR CORNER WITHIN THE BOUNDS OF THE ABOVE REFERENCED 135.0 ACRE TRACT AND BEING LOCATED SOUTH 53 DEG. 45 MIN. 16 SEC. WEST, A DISTANCE OF 308.97 FEET FROM THE EAST CORNER OF SAME. SAID EAST CORNER BEING LOCATED AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 4106 WITH THE RECOGNIZED SOUTHEAST LINE OF THE E.P.G. CHISM SURVEY, ABSTRACT NO. 126;

THENCE: SOUTH 39 DEG. 01 MIN. 29 SEC. WEST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 241.57 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: NORTH 30 DEG. 08 MIN. 24 SEC. WEST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 543.75 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: NORTH 64 DEG. 27 MIN. 10 SEC. EAST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 134.21 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: SOUTH 61 DEG. 00 MIN. 01 SEC. EAST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 109.29 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: NORTH 64 DEG. 27 MIN. 10 SEC. EAST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 134.21 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: SOUTH 61 DEG. 00 MIN. 01 SEC. EAST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 109.29 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER;

THENCE: SOUTH 35 DEG. 56 MIN. 52 SEC. EAST, ACROSS SAID 135.0 ACRE TRACT, A DISTANCE OF 355.08 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 2.27 ACRES OF LAND.