

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
RAMSEY, JERRY E. AND THERESA
2363 VZCR 4414, CANTON, TX 75103

CONVENTIONAL
Firm File Number: 14-017566

FILED FOR RECORD

2019 MAR 28 AM 11:47

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 18, 2010, JERRY E. RAMSEY, THERESA ANN RAMSEY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to JENNIFER BRADSHAW, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2010-004916, to which reference is herein made for all purposes. DEP.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

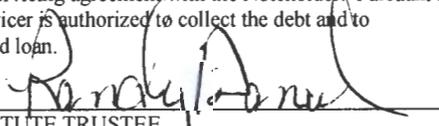
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Van Zandt** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

ALL THAT CERTAIN LOT, TRACE OR PARCEL OF LAND SITUATED IN THE W. F. SPARKS CURVEY [SIC], A-767, SAME BEING ALL OF TRACT NO. ONE, ALL OF TRACT NO. TWO, AND ALL OF TRACT NO. THREE AS FOUND IN WARRANTY DEED DATED MAY 10, 1988, FROM BILLY BOB BURGESS ET AL. TO CHARELS [SIC] R. BARBER OR IDA R. BARBER AS FOUND RECORDED IN VOLUME 1144, PAGE 702, OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2363 VZCR 4414
CANTON, TX 75103
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CALIFORNIA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.


SUBSTITUTE TRUSTEE
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

Exhibit A

ALL THAT CERTAIN LOT, TRACE OR PARCEL OF LAND SITUATED IN THE W. F. SPARKS CURVEY, A-767, SAME BEING ALL OF TRACT NO. ONE, ALL OF TRACT NO. TWO, AND ALL OF TRACT NO. THREE AS FOUND IN WARRANTY DEED DATED MAY 10, 1988, FROM BILLY BOB BURGESS ET AL. TO CHARELS R. BARBER OR IDA R. BARBER AS FOUND RECORDED IN VOLUME 1144, PAGE 702, OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED:

BEGINNING AT A 4" STEEL CORNER POST FOUND FOR THE OCCUPIED NORTHEAST CORNER OF SAID TRACT NO. 3, SOME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THIS; THENCE: SOUTH 372.19 FEET WITH THE RECOGNIZED EAST LINE OF SAID TRACT NO. 3 AND TRACT NO. 2 TO A 1" PIPE FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 1311 AT THE OCCUPIED NORTHEAST CORNER OF SAID TRACT NO. 1; THENCE: SOUTH 45 DEG. 11 MIN. 18 SEC. WEST 153.40 FEET WITH THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 1311, AND WITH THE RECOGNIZED SOUTHEAST LINE OF SAID TRACT NO. 1 TO A 1/2" IRON ROD FOUND AT THE OCCUPIED SOUTH CORNER OF SAID TRACT NO. 1; THENCE: NORTH 48 DEG. 37 MIN. 41 SEC. WEST 103.79 FEET WITH THE RECOGNIZED SOUTH LINE OF SAID TRACT NO. 1 TO A 3/8" IRON ROD SET AT THE OCCUPIED SOUTHWEST CORNER OF SAME; THENCE: NORTH 20 DEG. 34 MIN. 55 SEC. EAST 47.14 FEET WITH THE RECOGNIZED WEST LINE OF SAID TRACT NO. 1 TO A 3/8" IRON ROD SET AT THE OCCUPIED NORTHWEST CORNER OF SAME; THENCE: NORTH 83 DEG. 19 MIN. 16 SEC. WEST 101.09 FEET WITH THE RECOGNIZED SOUTH LINE OF SAID TRACT NO. 2 TO A 3/8" IRON ROD SET AT THE OCCUPIED SOUTHWEST CORNER OF SAME; THENCE: NORTH 02 DEG. 26 MIN. 13 SEC. EAST 169.49 FEET WITH THE RECOGNIZED WEST LINE OF SAID TRACT NO. 2 TO A 3/8" IRON ROD SET AT THE OCCUPIED NORTHWEST CORNER OF SAME; THENCE: SOUTH 84 DEG. 05 MIN. 21. SEC. EAST 52.31 FEET WITH THE RECOGNIZED NORTH LINE OF SAID TRACT NO. 2 TO A 1/2" IRON ROD FOUND AT THE OCCUPIED SOUTHWEST CORNER OF SAID TRACT NO. 3; THENCE: NORTH 03 DEG. 26 MIN. 40 SEC. EAST 217.76 FEET WITH THE RECOGNIZED WEST LINE OF SAID TRACT NO. 3 TO A 4" STEEL CORNER POST FOUND FOR THE OCCUPIED NORTHWEST CORNER OF SAME; THENCE: SOUTH 82 DEG. 40 MIN. 19 SEC. EAST 199.86 FEET WITH THE RECOGNIZED NORTH LINE OF SAID TRACT NO. 3 TO THE PLACE OF BEGINNING, CONTAINING 2.31 ACRES OF LAND, MORE OR LESS.