

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: May 18, 2010

Amount: \$80,249.89

Grantor(s): KAREN FARTHING BREWER and WILLIAM FRANK BREWER

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A

Mortgagee Servicer and Address: c/o CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2010-003967

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 26, 2019 under Cause No. 19-00030 in the 294TH Judicial District Court of VAN ZANDT County, Texas

Date of Sale: June 4, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue 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 foreclosure 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.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN, DARLA BOETTCHER, IRENE LINDSAY, RONDA TYLER, VANESSA MCHANAY OR CINDY DANIEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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 stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 Deed of Trust, 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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 this notice.

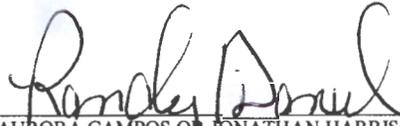
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED FOR RECORD
2019 APR 18 PM 1:38
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-014418



AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO
CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY
DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL
OLSEN, DARLA BOETTCHER, IRENE LINDSAY, RONDA
TYLER, VANESSA MCHANNEY OR CINDY DANIEL
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit A (Legal Description)

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES LOVE SURVEY A-495, VAN ZANDT COUNTY, TEXAS, SAME BEING PART OF A CALLED 42.0 ACRE TRACT AS FOUND IN DEED DATED MAY 9, 1997 FROM OLIVER (D. C.) FARTHING TO BRENDA FLANAGAN ET AL AS FOUND RECORDED IN VOL. 1424, PAGE 368 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET 1395 FOR THE NORTH CORNER OF THIS, SAME BEING SOUTH 44 DEG. 51 MIN. 13 SEC. EAST 32.22 FEET FROM WHERE THE NORTHWEST LINE OF SAID 42.0 ACRE TRACT INTERSECTS IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET 1395;

THENCE: SOUTH 44 DEG. 51 MIN. 13 SEC. EAST 77.94 FEET WITH SAID RIGHT-OFWAY TO A ½" IRON ROD SET FOR AN ANGLE IN SAME;

THENCE: SOUTH 47 DEG. 42 MIN. 58 SEC. EAST 100.12 FEET WITH SAID RIGHT-OFWAY TO A ½" IRON ROD SET FOR AN ANGLE IN SAME;

THENCE: SOUTH 44 DEG. 51 MIN. 04 SEC. EAST 199.12 FEET WITH SAID RIGHT-OFWAY TO A ½" IRON ROD SET FOR AN ANGLE IN SAME;

THENCE: SOUTH 28 DEG. 08 MIN. 17 SEC. EAST 102.20 FEET WITH SAID RIGHT-OFWAY TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND FOR AN ANGLE IN SAME;

THENCE: SOUTH 87 DEG. 31 MIN. 52 SEC. WEST 207.46 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE: SOUTH 65 DEG. 50 MIN. 53 SEC. WEST 195.76 FEET TO ½" IRON ROD SET FOR CORNER;

THENCE: SOUTH 82 DEG. 37 MIN. 39 SEC. WEST 281.48 FEET TO A ½" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS;

THENCE: NORTH 35 DEG. 18 MIN. 37 SEC. EAST 473.32 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE: NORTH 38 DEG. 37 MIN. 10 SEC. EAST 118.59 FEET TO THE PLACE OF BEGINNING CONTAINING 3.29 ACRES OF LAND.

PREFERENCE IS MADE TO THE PLAT OF SURVEY, MADE UNDER SEAL OF EVEN DATE, SHOWING ADJOINER REFERENCES.