

FILED
AT 2:25 O'CLOCK PM

JAN 12 2021

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

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.**

Angelina County Texas Home Equity Security Instrument

Date of Security Instrument: April 10, 2007
Amount: \$30,000.00
Grantor(s): ROBERTO LOPEZ, JR., MARIA E LOPEZ
Original Mortgagee: CAPITAL ONE, NATIONAL ASSOCIATION
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: SALLY BRINK
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 5/2/2007, as Instrument No. 2007-00228892
Angelina County, Texas
Legal Description: BEING 0.473 ACRES OF LAND, SITUATED IN
ANGELINA COUNTY, TEXAS, ON THE J. L. QUINALTY
SURVEY, ABSTRACT NO. 40, AND MORE
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 2/2/2021
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Angelina 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 10/5/2020, under Cause No. CV-00434-19-07, in the 217th Judicial District Judicial District Court of Angelina 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 SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, 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.



4729045



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.

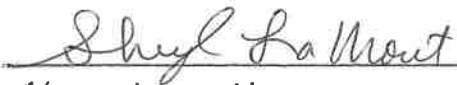
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations 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 12/29/2020.

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


Sheryl LaMout 01-12-21

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

[REDACTED]

BEING 0.473 ACRES OF LAND, SITUATED IN ANGELINA COUNTY, TEXAS, ON THE J. I. QUINALTY SURVEY, ABSTRACT NO. 40, AND BEING A PART OR PORTION OF THAT CERTAIN 5.2 ACRE TRACT OF LAND DESCRIBED IN DEED FROM SUDIE SCARBROUGH TO BOBBIE SCARBROUGH BRESIE, DATED AUGUST 11, 1941, AND RECORDED IN VOLUME 100, ON PAGE 55, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 0.473 ACRE TRACT OF LAND DESCRIBED IN DEED FROM ARTHUR BRESIE, ET UX TO JACK C. BRESIE, ET UX, DATED APRIL 29, 1963, AND RECORDED IN VOLUME 279, PAGE 436 OF SAID DEED RECORDS OF ANGELINA COUNTY, TEXAS. SAID 0.473 ACRES OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO JACK BRESIE'S 0.473 ACRES, FOUND A 1/2" IRON PIPE FOR CORNER IN THE SOUTH MARGIN OF CALIFORNIA BLVD.; THENCE NORTH 70 DEG. 03' EAST, WITH THE SOUTH MARGIN OF CALIFORNIA BLVD. AND THE NORTH BOUNDARY LINE OF SAID JACK BRESIE'S 0.473 ACRES, AT 120.00 FEET A POINT FOR CORNER, SAME BEING 20.00 FEET, S 70 DEG. 03' W FROM THE NORTHEAST CORNER OF SAME; THENCE SOUTH 19 DEG. 57' EAST AT 147.10 FEET INTERSECT THE SOUTH BOUNDARY LINE OF SAID 0.473 ACRES, POINT FOR CORNER, SAME BEING 20.00 FEET S 70 DEG. 03' W FROM THE SOUTHEAST CORNER OF SAME; THENCE SOUTH 70 DEG. 03' WEST WITH THE SOUTH BOUNDARY LINE OF SAID 0.473 ACRES, AT 120.00 FEET THE SOUTHWEST CORNER OF SAME, AT 140.00 FEET A POINT FOR CORNER; THENCE NORTH 19 DEG. 57' WEST AT 174.10 FEET INTERSECT THE SOUTH MARGIN OF CALIFORNIA BLVD. POINT FOR CORNER; THENCE NORTH 70 DEG. 03' EAST, WITH THE SOUTH MARGIN OF CALIFORNIA BLVD. AT 20.00 FEET THE PLACE OF BEGINNING AND CONTAINING 0.473 ACRES OF LAND, MORE OR LESS, AND BEING THE SAME TRACT OF LAND AS SET OUT AND DESCRIBED IN THAT DEED FROM JACK CAGLE BRESIE, ET UX TO ROY STRIFLING AND WIFE, LINDA KAY STRIFLING, DATED DECEMBER 21, 1973, OF RECORD IN VOLUME 407, PAGE 451 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

[Handwritten signature]

Accepted for Filing in:
Angelina County
On: Nov 05, 2020 at 02:11P

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS COUNTY OF ANGELINA

I hereby certify that the above is a true and correct copy of the original record on file in my office.

PERBA SOUTHERS - DISTRICT CLERK ANGELINA CO. TX

[Handwritten signature]

[REDACTED]

[REDACTED]