

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**

FILED
2:10 O'CLOCK P.M.

JUL 30 2020

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

Angelina County Texas Home Equity Security Instrument

Date of Security Instrument: June 17, 2004
Amount: \$33,842.03
Grantor(s): MANUEL BASHAM AKA MANUEL WAYNE BASHAM, A SINGLE MAN
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: MICHAEL L SMITH
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 7/2/2004, as Instrument No. 00186075 in Book 2006 Page 285 Angelina County, Texas
Legal Description: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN ANGELINA COUNTY, STATE OF TEXAS, TO-WIT:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF ANGELINA, CITY OF LUFKIN DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE BARR AND DAVENPORT GRANTS IN ANGELINA COUNTY TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 9/1/2020
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 3/18/2020, under Cause No. CV-00171-19-03, in the 159th 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**



4725755



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.

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.

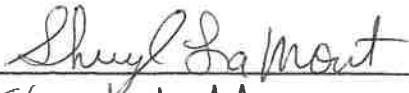
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations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


Sheryl LaMout 7-30-2020

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 (Legal Description)

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN ANGELINA COUNTY, STATE OF TEXAS, TO-WIT:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF ANGELINA, CITY OF LUFKIN DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE BARR AND DAVENPORT GRANTS IN ANGELINA COUNTY, TEXAS, AND BEING A PART OR PORTION OF A CALLED 18 ACRE TRACT OF LAND CONVEYED BY DEED FROM W. C. ALLEN TO P. A. ALLEN, DATED MARCH 30, 1929, OF RECORD IN VOLUME 166, PAGE 187, DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING NORTH 75° 00' 00" WEST 395.82 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO CALLED 18 ACRE TRACT, AN IRON PIPE FOR CORNER IN THE NORTH BOUNDARY LINE OF SAME;

THENCE SOUTH 15° 50' 40" WEST AT 608.30 FEET INTERSECT THE SOUTH BOUNDARY LINE OF SAID CALLED 18 ACRE TRACT, AN IRON PIPE FOR CORNER;

THENCE NORTH 73° 41' 30" WEST WITH THE SOUTH BOUNDARY LINE OF SAID CALLED 18 ACRE TRACT, AT 239.88 FEET AN IRON PIPE FOR CORNER IN THE SOUTH BOUNDARY LINE OF SAME;

THENCE NORTH 15° 50' 40" EAST AT 602.83 FEET INTERSECT THE NORTH BOUNDARY LINE OF SAID CALLED 18 ACRE TRACT, A POINT FOR CORNER FROM WHICH AN IRON PIPE SET FOR REFERENCE BEARS SOUTH 15° 50' 40" WEST 30.00 FEET,

THENCE SOUTH 75° 00' 00" EAST WITH THE NORTH BOUNDARY LINE OF SAID CALLED 18 ACRE TRACT, AT 239.90 FEET THE POINT AND PLACE OF BEGINNING, CONTAINING 3.33 ACRES OF LAND, MORE OR LESS.

BY VIRTUE OF THE SPECIAL WARRANTY DEED FROM THERESA ANN BASHAM AS SET FORTH IN DEED VOLUME 1749, PAGE 43 DATED 04/14/2003 AND RECORDED 04/24/2003 AND BY VIRTUE OF THE SPECIAL WARRANTY DEED FROM AMY CHARLENE BASHAM AS SET FORTH IN DEED VOLUME 1749 PAGE 41, DATED 04/14/2003 AND RECORDED 04/24/2003, ANGELINA COUNTY RECORDS, STATE OF TEXAS.