

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
AT 3:40 O'CLOCK P.M.

NOV 09 2020

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

Angelina County Texas Home Equity Security Instrument

Date of Security Instrument:	February 9, 2005
Amount:	\$42,390.09
Grantor(s):	ARNOLD SWEETSER SYL VIA SWEETSER, HUSBAND AND WIFE
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee:	L. MANDUJANO
Mortgage Servicer and Address:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806
Recording Information:	Recorded on 3/7/2005, as Instrument No. 00195701 in Book 2140 Page 278 Angelina County, Texas
Legal Description:	BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	12/1/2020
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 Final Judgment was entered on 6/5/2020, under Cause No. CV-00618-18-09, 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.



4727740

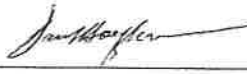


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

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 10/27/2020.

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


Posted by Shenyl LaMont 11-09-2020

Legal Description

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE NICHOLAS THOMPSON SURVEY, ABSTRACT NO. 817 AND BEING ALL THAT CERTAIN 3.26 ACRE TRACT DESCRIBED IN A DEED FROM W. M. LANDRUM ET UX TO G. B. LANDRUM ET UX, DATED JULY 14, 1948 AND RECORDED IN VOLUME 136, PAGE 556, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS MADE FOR ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT; BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 3.26 ACRE TRACT AND THE SOUTHWEST CORNER OF A 14.3 ACRE TRACT DESCRIBED IN A DEED FROM W. T. DUNN ET UX, ET AL TO W. M. LANDRUM, DATED NOVEMBER 6, 1941, AND RECORDED IN VOLUME 99, ON PAGE 493, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE FOUND FOR CORNER; THENCE S 89 DEG. 30' 00" W (CALLED S 89 DEG. 30' E), WITH THE SOUTH BOUNDARY LINE OF THE SAID 3.26 ACRE TRACT, AT 640.32 FEET THE WEST CORNER OF SAME, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH AND 18" BLACK GUM (RECORD) BRS. N 5 DEG. 32' E 3.4 FEET, CENTER AND A 24" WHITE OAK (RECORD) BRS. S 46 DEG. 54' W, 6.9 FEET, CENTER; THENCE N 54 DEG. 48' 14" E (CALLED N 55 DEG. E), WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 3.26 ACRE TRACT AND THE SOUTHEAST MARGIN OF AN OILED ROAD, AT 780.15 FEET (CALLED 216.8 VARAS-602.22 FEET) THE NORTH CORNER OF THE SAID 3.26 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE SAID 14.3 ACRE TRACT, A FLAT IRON FOUND FOR CORNER; THENCE S 0 DEG. 21' 26" E (CALLED SOUTH), WITH THE EAST BOUNDARY LINE OF THE SAID 3.26 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID 14.3 ACRE TRACT, AT 444.08 FEET (CALLED 159 VARAS-441.67 FEET) THE POINT AND PLACE OF BEGINNING AND FOUND TO CONTAIN 3.264 ACRES OF LAND, MORE OR LESS.

Tax ID # 0617-020F-010-000-00

Filed for Record in:
Angelina County

On: Mar 07, 2005 at 11:21A

As a
RECORDING

Document Number: 00195701

Amount 22.00

Receipt Number - 78827
By,
Leona Sowell

CITY OF BEAUMONT COUNTY OF ANGELINA
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of Angelina County
as stamped hereon by me.

Mar 07, 2005

Jo Ann Chastain, County Clerk
Angelina County