

NOV 04 2021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Janigan & Denton
COUNTY CLERK, CORYELL CO., TEXAS

**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.**

Matter No.: 098412-TX

Date: November 1, 2021

County where Real Property is Located: Coryell

ORIGINAL MORTGAGOR: JAMES RUSH AND CALLIE A. RUSH, HUSBAND AND WIFE JOINT TENANTS

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/11/2007, RECORDING INFORMATION: Recorded on 2/16/2007, as Instrument No. 203909 Deed of Trust Re-recorded on 02/16/2007 as Instrument No. 203906 and later modified by a loan modification agreement recorded as Instrument 301798 on 10/20/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 1.17 ACRE BEING A PART OF THE WILLIAM R. CAREY SURVEY, ABSTRACT NO. 185, IN CORYELL COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/7/2021**, the foreclosure sale will be conducted in **Coryell** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D
c/o Carrington Mortgage Services, LLC




Matter No.: 098412-TX

1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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

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 TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, KATHY ARRINGTON, JANET PINDER, 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, Phone: (713) 293-3618.

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 immediately.

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


Property Address: 301 THE GROVE RD., GATESVILLE, TEXAS 76528

EXHIBIT "A"

LEGAL DESCRIPTION

1.17 acre being a part of the William R. Carey Survey, Abstract No. 185, in Coryell County, Texas and embracing that certain called 1.16 acre tract described in a deed to Dayton Perry, of record in Volume 424, Page 462 of the Deed Records of Coryell County, Texas, said 1.16 acre tract being severed from that certain tract described in a deed to Herbert Tolkmitt, of record in Volume 163, Page 501 of the Deed Records of Coryell County, Texas and being more particularly described by these metes and bounds as follows:

BEGINNING at an 8" cedar post found in the south margin of a Public Lane as mentioned in the above mentioned Perry deed, being the northeast corner of said Perry tract and being the northeast corner of this tract.

THENCE in a southerly direction, with the east line of said Perry tract (record call of S 17 deg W, 240 feet) South 17 deg. 45 min. 48 sec. West, a distance of 238.84 feet to a 10" cedar fence post found being the southeast corner of said Perry tract and being the southeast corner of this tract.

THENCE in a westerly direction, with the south line of said Perry tract (record call of N 71 deg 19 min W, 193 feet) North 71 deg 33 min 53 sec West, a distance of 197.71 feet to a 1/2" iron rod set in the east margin of F. M. Road No. 1114, and being in a curve concave to the east, being the southwest corner of said Perry tract and being the southwest corner of this tract, said F. M. Road No. 1114, said F. M. Road No. 1114, being described in a deed to the State of Texas, of record in Volume 168, Page 329 of the Deed Records of Bell County, Texas.

THENCE in a northerly direction, along the east margin of said F. M. road No. 1114, same being the west line of said Perry tract (record calls of N 07 deg 17 min E, 209.6 feet and N 15 deg 46 min E, 27.2 feet) for the following Two (2) courses and distances:

1.) with said curve, having a chord bearing of North 10 deg 05 min 35 sec East, a distance of 208.02 feet, an arc distance of 208.32 feet, with a radius of 1120.99 feet, and a central angle of 10 deg 38 min 51 sec to a 1/2" iron rod set, and

2.) North 15 deg 46 min 00 sec East, a distance of 27.90 feet to a 1/2" iron rod set in the south margin of said Public Lane, being the northwest corner of said Perry tract and being the northwest corner of this tract.

THENCE in an easterly direction, with the south margin of said Public Lane, same being the north line of said Perry tract (record call of S 73 deg 08 min E, 229 feet) South 72 deg 51 min 57 sec East, a distance of 226.45 feet to the Point of Beginning, containing 1.17 acre of land.

A. P. N. # : 