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FILE FOR RECORD
JENNIFER LINDENZWEIN
HUNT COUNTY MORTGAGE CO. TX

20 JUL -2 AM 8:11

BY: _____

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.**

Hunt County Texas Home Equity Security Instrument

Date of Security Instrument:	April 27, 2009
Amount:	\$63,763.32
Grantor(s):	LEIGH A. HAKE, JONATHAN D. HAKE, WIFE AND HUSBAND
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee:	K THOMPSON
Mortgage Servicer and Address:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806
Recording Information:	Recorded on 4/30/2009, as Instrument No. 2009-5199 Hunt County, Texas
Legal Description:	TRACT ONE: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C.A. WARFIELD SURVEY AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	8/4/2020
Earliest Time Sale Will Begin:	1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Hunt** 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 3/5/2020, under Cause No. 87759, in the 196th Judicial District Judicial District Court of Hunt 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL, 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.




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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 6/30/2020.

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

Exhibit A (Legal Description)**TRACT ONE:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. A. WARFIELD SURVEY, ABSTRACT NO. 1113, CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING PART OF BLOCK 29 IN MOULTON ADDITION AND BEING KNOWN AS TRACT ONE OF DEED FROM LOUIS D. TRUSTY ET AL TO DANNY WATSON AS RECORDED IN VOLUME 389, PAGE 714 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF PARK STREET AT THE NORTHEAST CORNER OF SAID WATSON TRACT, AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM STEVEN P. WATKINS ET UX TO WILLIAM H EDWARDS, JR. ET UX AS RECORDED IN VOLUME 85, PAGE 29 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE S 00 DEG. 18 MIN. 42 SEC. EAST ALONG THE EAST LINE OF SAID WATSON TRACT, AND THE WEST LIEN FO SAID EDWARDS TRACT, A DISTANCE OF 130.17 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID WATSON TRACT;

THENCE S 89 DEG 58 MIN. 33 SEC. WEST ALONG THE SOUTH LINE OF SAID WATSON TRACT, A DISTANCE OF 75.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID WATSON TRACT, AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM NAOMI TURNER TO GEORGE W SHIELDS, JR. ET UX AS RECORDED IN VOLUME 785, PAGE 706 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 00 DEG. 26 MIN. 07 SEC. WEST ALONG THE WEST LINE OF SAID WATSON TRACT, AND THE EAST LINE OF SAID SHIELDS TRACT, A DISTANCE OF 130.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER IN THE SOUTH LINE OF PARK STREET AT THE NORTHWEST CORNER OF SAID WATSON TRACT;

THENCE EAST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTH LINE OF PARK STREET, A DISTANCE OF 75.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.226 ACRES OF LAND.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. A. WARFIELD SURVEY, ABSTRACT NO. 1113, CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING PART OF BLOCK 29 IN MOULTON ADDITION TO SAID CITY AND BEING KNOWN AS TRACT TWO OF DEED FROM LOUIS D. TRUSTY ET AL TO DANNY WATSON AS RECORDED IN VOLUME 389, PAGE 714 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A BOUNDARY LINE AGREEMENT BETWEEN DAVID SHIREY AND PATSY F. MORROW AS RECORDED IN VOLUME 390, PAGE 465 OF THE REAL