

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 20th DAY OF May, 2021.

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.**

Matter No.: 092072-TX

Date: May 14, 2021

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: JERRY BORDEN AND BETTY BORDEN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR WR STARKEY MORTGAGE, LLP,
ITS SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/5/2004, RECORDING INFORMATION: Recorded on 1/16/2004, as Instrument No.
00011441 in Book 1422 Page 301

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING LOT 11, BLOCK B AS SHOWN BY PLAT
OF CRIPPLE CREEK RECORDED IN ENVELOPE NO. 347A OF THE LAMAR COLUNTY PLAT
RECORDS.**

MORE ACCURATELY DESCRIBED AS:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS,
BEING LOT ELEVEN (11), BLOCK B, CRIPPLE CREEK ADDITION, WITH AN ADDRESS OF 310
CRIPPLE CREEK, LOCATED IN LAMAR COUNTY TEXAS, AND DESCRIBED IN PLAT OF SAID
ADDITION OF RECORD IN ENVELOPE 347-A, LAMAR COUNTY PLAT RECORDS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/6/2021, the foreclosure sale will be conducted in
Lamar 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 **1:00 PM**, 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 F 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:




Matter No.: 092072-TX

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST
F
c/o Carrington Mortgage Services, LLC
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 SUE SPASIC, ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, ZORAN W. SPASIC, 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.

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



Posted by Robert La Mont on May 20, 2021