

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: April 04, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 17, 2003 and recorded in Document VOLUME 01258, PAGE 00718 real property records of FREESTONE County, Texas, with LETA L. JACKSON AND WILLIAM T JACKSON, grantor(s) and JACKSONVILLE SAVINGS BANK, SSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LETA L. JACKSON AND WILLIAM T JACKSON, securing the payment of the indebtednesses in the original principal amount of \$147,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 13, 2017 AT 03:10P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140514
By: Dianne Mannings, Deputy



NOS00000004130316

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 5.00 ACRES OF LAND, SITUATED IN THE M. BATEMAN SURVEY, ABSTRACT 83, FREESTONE COUNTY, TEXAS, BEING A PART OF THE SAME 35.45 ACRES OF LAND CONVEYED BY C. E. NEAL, JR., TRUSTEE, TO HAROLD REID MCANNALLY AND WIFE, JENNIE MAE MCANALLY, DATED FEBRUARY 5, 1969, RECORDED IN VOLUME 386, PAGE 802, D.R.F. CO., TEXAS. SAID 5.00 ACRE TRACT DESCRIBED TO-WIT;

BEGINNING AT A FOUND 3/8" ROD, PER DEED, AT THE BASE OF A 24' POST OAK TREE IN THE EAST LINE OF F.M. ROAD 488, FOR THE SOUTH WEST CORNER OF SAID 35.45 ACRE TRACT;

THENCE NORTH 11 DEGREES 47 MINUTES E, 313.13 FEET, WITH SAID EAST LINE OF F.M. ROAD 488, AS FENCED TO A 1" IRON PIPE SET FOR THIS NORTH CORNER;

THENCE NORTH 60 DEGREES 16 MINUTES, E, 695.57 FEET, TO 1" IRON PIPE SET FOR CORNER;

THENCE SOUTH 11 DEGREES 47 MINUTES W, 313.13 FEET, TO A 1" IRON PIPE SET IN THE SOUTHERLY LINE OF SAID 35.45 ACRE TRACT;

THENCE SOUTH 60 DEGREES 16 MINUTES W 695.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

