

At 3:00 FILED o'clock P M
Date 9-10-2019

BERTA RIOS-MARTINEZ
County Clerk, Brewster County, TX
By Catherine Alvarez Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Brewster County Texas Home Equity Security Instrument

Date of Security Instrument: November 24, 2006
Amount: \$80,386.20
Grantor(s): DEBRA ALVAREZ, GONZALO ALVAREZ, WIFE AND HUSBAND
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A N VILAFRANCA
Original Trustee:
Mortgage Servicer and Address: CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 12/1/2006, as Instrument No. 77247 in Book 208 Page 112 Brewster County, Texas
Legal Description: ALL OF LOTS SIX (6), AND SEVEN (7), BLOCK NINETEEN (19), ORIGINAL TOWN OF THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE WITH THE BREWSTER COUNTY, CLERK.
Date of Sale: 10/1/2019
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Brewster 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, a Default Order was entered on 8/12/2019, under Cause No. CVB18187, in the 394th Judicial District Court of Brewster County, Texas;

The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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.

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.

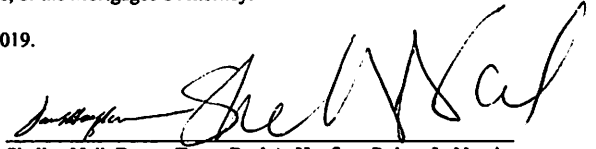
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument,



4704533

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.

EXECUTED in multiple originals on 8/16/2019.

A handwritten signature in black ink, appearing to read "Paul A. Hoefker", written over a horizontal line.

Shelley Nail, Donna Trout, Paul A. Hoefker, Robert L. Negrin
Substitute Trustee(s) c/o Aldridge Pite, LLP, 4375 Jutland
Drive, Suite 200, P.O. Box 17935, San Diego, CA 92177-0935
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

TS Number: 062223-TX

Cause No. CVB18187

In re: Order for Foreclosure Concerning
304 E SUL ROSS, ALPINE, TX 79830
under Tex. R. Civ. Proc. 736

§ IN THE DISTRICT COURT

Petitioner:

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST
A

§ OF BREWSTER COUNTY, TEXAS

Respondent:

DEBRA ALVAREZ and GONZALO
ALVAREZ

§ 394th JUDICIAL DISTRICT

Book: 0371 / Page: 0279
Doc #108203

Default Order

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Debra Alvarez and Gonzalo Alvarez PO Box 769615 San Antonio TX 78245 and 304 E SUL ROSS Alpine TX 79830. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 304 E Sul Ross, Alpine, TX 79830 with the following legal description:

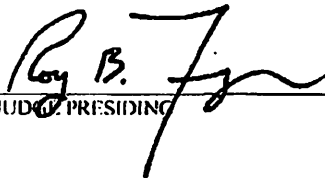
ALL OF LOTS SIX (6). AND SEVEN (7). BLOCK NINETEEN (19). ORIGINAL TOWN OF THE CITY OF ALPINE. BREWSTER COUNTY, TEXAS. AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE WITH THE BREWSTER COUNTY CLERK.



A TRUE AND CORRECT
COPY OF THE ORIGINAL
FILED IN THE BREWSTER
COUNTY DISTRICT CLERK'S
OFFICE.


4. The lien to be foreclosed is indexed or recorded at 77247 and recorded in the real property records of Brewster County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting Affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the Servicemembers' Declaration of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 5th day of June, 2019 ~~XXXXXX~~



 JUDGE PRESIDING

APPROVED:

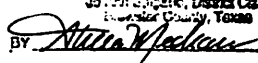


 By:
 Paul A. Hoelker
 State Bar No. 09772800
 Aldridge Pite, I.L.P.
 701 N. Post Oak Road, Ste.205
 Houston, Texas 77024
 (713) 293-3618 telephone
 (858) 412-2773 telecopier
 phoefker@aldridgepite.com
 Attorney for Petitioner

COUNTY OF BREWSTER 0-13-19 2 pages, to a full
 This document to which this certificate is referred, containing
 true and correct copy of the original and not of record in my office.



ATTEST:

 Jo Ann Caliparis, District Clerk
 Brewster County, Texas
 BY  DEPUTY

Doc#: 108203
Pages: 3
06/24/2019 11:29AM
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIOS-MARTINEZ
COUNTY CLERK
Fees: \$30.00

STATE OF TEXAS
COUNTY OF BREWSTER
I hereby certify that this Instrument was
FILED on the date and at the time stamped
hereon by me and was duly **RECORDED** in the
Volume and Page of the Official Public
Records of Brewster County, Texas
VOL: 0371 PAGE: 0279

Berta Rios-Martinez
County Clerk, Brewster County, Texas
