

JUN 14 2021

Ricardo Alvarado
COUNTY & DISTRICT CLERK, KINNEY CO.
Deputy

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.**

Kinney County Texas Home Equity Security Instrument

Date of Security Instrument: June 28, 2008
Amount: \$49,588.90
Grantor(s): BERNARDO P TERRAZAS AND JULIA G TERRAZAS,
HUSBAND AND WIFE
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB AS
TRUSTEE OF WV 2017-1 GRANTOR TRUST
Original Trustee: JESUS R FUENTES
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 7/3/2008, as Instrument No. 63696 in Book 172
Page 0695 Kinney County, Texas
Legal Description: LOT NUMBER ONE (1) IN BLOCK NUMBER TWENTY-
EIGHT (28), OF THE TOWN OF BRACKETTVILLE,
TEXAS, AS THE SAME APPEARS OF RECORD IN THE
PLAT RECORDS OF KINNEY COUNTY, TEXAS.
Date of Sale: 7/6/2021
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Kinney 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 Final Judgment was entered on 10/26/2020, under Cause No. 4945, in the 63rd Judicial District Judicial District Court of Kinney 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 CALVIN SPEER, 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.




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 6/1/2021.

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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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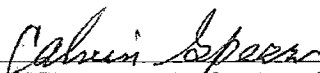
COUNTY OF Kinney

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Pursuant to the applicable provisions of Texas law, I, CALVIN SPEER, ~~PAUL A. HOEFKER, ROBERT L. NEGRIN~~ on June 14, 2021, on behalf of and at the specific instruction and request of Carrington Mortgage Services, LLC did file a Notice of Trustees Sale with the County Clerk of Kinney County, Texas and did post a like Notice at the door of the Courthouse of Kinney County, Texas. The land described in the Notice of Trustee's Sale is located in Kinney County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

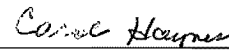
DATED: 6-14, 2021



CALVIN SPEER, ~~PAUL A. HOEFKER, ROBERT L. NEGRIN~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Calvin Speer, Paul A. Hoefker, Robert L. Negrin who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 14 day of June, 2021



Notary Public in and for the State of Texas

My commission expires: 12-09-2024

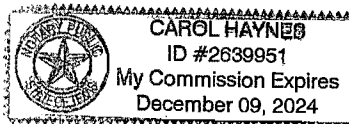


Exhibit "A"

LOT NUMBER ONE (1) IN BLOCK NUMBER TWENTY-EIGHT (28), OF THE TOWN OF BRACKETTVILLE, TEXAS, AS THE SAME APPEARS OF RECORD IN THE PLAT RECORDS OF KINNEY COUNTY, TEXAS.

Return to:
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
T.S. No.: 078851-TX
ASAP# 4732086