

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.: 097053-TX

Date: August 11, 2021

County where Real Property is Located: Cass

ORIGINAL MORTGAGOR: DALLAS L TURPIN AND WIFE, HEATHER TURPIN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NTFN, INC., DBA PREMIER
NATIONWIDE LENDING, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST K
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

FILED FOR RECORDING
2021 AUG 12 P 1:00
AMY L. VARNELL
CASS COUNTY CLERK

DEED OF TRUST DATED 2/19/2015, RECORDING INFORMATION: Recorded on 2/20/2015, as Instrument No. 2015001059

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN 0.46 ACRE TRACT OF LAND, BEING PART OF LOTS 18, 19, AND 23, E. V. RAY ADDITION, CITY OF ATLANTA, THOMAS RICHIE SURVEY, A-892, CASS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 138, CASS COUNTY PLAT RECORDS, AND RECORDED IN INSTRUMENT NO. 2013003501, OFFICIAL PUBLIC RECORDS CASS COUNTY, TEXAS SAID 0.46 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: PLAT RECORDS: A-138)

BEGINNING AT: A 3/8" IRON ROD FOUND AT THE BASE OF AN ELECTRIC POWER POLE IN THE NORTH RIGHT-OF-WAY LINE OF MORSE ROAD FOR THE SOUTHEAST CORNER OF LOT 19 AND THIS TRACT, SOUTHWEST CORNER OF LOT 20, A 3/4" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 20, SOUTHWEST CORNER OF LOT 21 BEARS N 87° 27' 00" E, (BEARING BASIS), 123.6 FEET;

THENCE: S 87° 27' 00" W, 11.50 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MORSE ROAD TO A POINT FOR AN ANGLE CORNER OF THIS TRACT AND LOT 19;



Matter No.: 097053-TX

THENCE: S 75° 04' 33" W, 82.02 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF MORSE ROAD TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 19, SOUTHEAST CORNER OF LOT 20 BEARS S 75° 02' 07" W, 23.12 FEET;

THENCE: N 12° 03' 05" W, 187.14 FEET ACROSS LOTS 19, 18, AND 23 TO 3/8" IRON ROD FOUND IN A CHAIN LINK FENCE AND THE NORTH LINE OF LOT 23 FOR THE NORTHWEST CORNER OF THIS TRACT AND TRACT 2, INSTRUMENT NO. 2013000501;

THENCE: S 88° 42' 21" F, 25.63 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT, THE NORTHEAST CORNER OF TRACT 2, INSTRUMENT NO. 2013000501;

THENCE: S 84° 55' 08" E, 123.08 FEET (PASSING AT 140.8 A 5/8" IRON ROD FOUND) TO A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND LOT 19, NORTHWEST CORNER OF LOT 20;

THENCE: S 07° 00' 06" W, 151.03 FEET WITH COMMON BOUNDARY OF LOTS 19 AND 20, TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/5/2021, the foreclosure sale will be conducted in Cass 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 10:00 AM, 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 K 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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST K
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

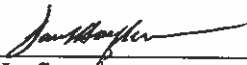
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT,

Matter No.: 097053-TX

ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, 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
August 12, 2021