

Filed this 28th day of March 2019
11:02 A.M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Keena Deputy

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
BALTIERRA, VICTOR AND ESTATE OF MARIA OLIVIA
ROJAS MARY ROJAS
1322 NORTH PECOS, LOCKHART, TX 78644

CONVENTIONAL
Firm File Number: 15-021940

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 23, 2005, VICTOR BALTIERRA MARIA OLIVIA ROJAS MARY ROJAS HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to D CAMACHO, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of CALDWELL COUNTY, TX and is recorded under Clerk's File/Instrument Number 051162 Volume 412, Page 517, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

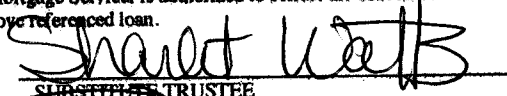
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Caldwell county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Caldwell, State of Texas:

BEING A PART PART OF THE BYRD LOCKHART LEAGUE, IN CALDWELL COUNTY, TEXAS, AND A PART OF A 6.66 ACRES OF LAND OF LAND CONVEYED TO ADAM MILLER BY CHARLES CHILES, AND THE TRACT HEREIN BEING DESCRIBED AS BEGINNING AT THE SW CORNER OF A 1/2 ACRE TRACT CONVEYED BY A MILLER TO JUAN ALVAREZ AS SHOWN IN VOLUME 74, PAGE 38, DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING ON THE OLD LOCKHART AND AUSTIN PUBLIC ROAD, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
SECOND TRACT: BEING A PART OF THE BYRD LOCKHART LEAGUE, IN CALDWELL COUNTY, TEXAS, AND PART OF A 6.66 ACRE OF LAND CONVEYED TO ADAM MILLER BY CHARLES CHILES AND TH TRACT HEREIN AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1322 NORTH PECOS
LOCKHART, TX 78644
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CALIFORNIA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.


SUBSTITUTE TRUSTEE
Sharlet Watts, Angela Zavala, Michelle Jones, Richard
Zavala, Jr., or Deanna Ray
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

90276/452

EXHIBIT "A"

VOL. 412 PAGE 521

Legal Description

BEING A PART PART OF THE BYRD LOCKHART LEAGUE, IN CALDWELL COUNTY, TEXAS, AND A PART OF A 6.66 ACRES OF LAND OF LAND CONVEYED TO ADAM MILLER BY CHARLES CHILES, AND THE TRACT HEREIN BEING DESCRIBED AS BEGINNING AT THE SW CORNER OF A 1/2 ACRE TRACT CONVEYED BY A MILLER TO JUAN ALVAREZ AS SHOWN IN VOLUME 74, PAGE 38, DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING ON THE OLD LOCKHART AND AUSTIN PUBLIC ROAD, SAID BEGINNING POINT BEING THE NW CORNER OF THE TRACT HEREIN; THENCE S 10 E ALONG THE EAST SIDE OF SAID LOCKHART - AUSTIN PUBLIC ROAD 22 FEET TO A STAKE FOR CORNER; THENCE N 80 E 228 FEET TO A STAKE FOR CORNER; THENCE N 10 W 22 FEET TO STAKE FOR CORNER; THENCE S 80 W 228 FEET TO THE PLACE OF BEGINNING. SECOND TRACT; BEING A PART OF THE BYRD LOCKHART LEAGUE, IN CALDWELL COUNTY, TEXAS, AND PART OF A 6.66 ACRE OF LAND CONVEYED TO ADAM MILLER BY CHARLES CHILES, AND TH TRACT HEREIN BEING DESCRIBD AS BEGINNIGN AT THE SW CORNER OF A TRACT CONVEYED TO MIKE MENDOZA BY DEED OF RECORD IN VOLUME 160, PAGE 524, DEED RECORDS OF CALDWELL COUNTY, TEXAS; THENCE S 10 E ALONG THE EAST ADIE OF THE OLD LOCKHART AND AUSTIN ROAD 11 FEET TO A STAKE FOR CORNER; THENCE N 80 E 228 FEET TO A STAKE FOR CORNER; THENCE N 10 W 11 FEET TO A STAKE FOR CORNER; THENCE S 80 W 228 FEET TO THE PLACE OF BEGINNING.

Tax ID# R18302

FILED this 3rd day of March, 2005
3:55P M

NINA S. BELLS
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Maria Edalator Deputy

Any provisions herein which restrict the sale, lease or use of the described property because of color or race is invalid and unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED in the proper Office on the date and time contained herein by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

MAR 03 2005



Nina S. Bells
NINA S. BELLS
COUNTY CLERK
CALDWELL COUNTY, TEXAS