

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
MALLARD, TOUNYA
160 PRIVATE ROAD 170, DOUCETTE, TX 75942

FHA 493-9351316-703
Firm File Number: 18-029719

JAN 14 2019

TYLER COUNTY CLERK
TYLER COUNTY, TEXAS
Kimberly J. Freeway

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 1, 2009, TOUNYA L. MALLARD, AN UNMARRIED WOMAN AND GERROD C. BFTTS, as Grantor(s), executed a Deed of Trust conveying to STEVE HOLMES & ASSOCIATES, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALACRITY LENDING COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of TYLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 09-6887 Volume 977, Page 305, 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, February 5, 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 **Tyler** 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 Tyler, State of Texas:

BEING LOT 5, IN THE DOUCETTE NORTH SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 204, PLAT RECORDS OF TYLER COUNTY, TEXAS TO WHICH PLAT REFERENCE IS HEREIN MADE FOR ALL PERTINENT PURPOSES. SAID DOUCETTE NORTH BEING SITUATED IN THE E.F. HANKS SURVEY, ABSTRACT NO. 20.

Property Address: 160 PRIVATE ROAD 170
DOUCETTE, TX 75942
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D
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.

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Tiffany Beggs, Aurora Campos, Jonathan Harrison, Marcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Evan Press, Renee Thomas, Ian Moser, Amy Bowman or Carolyn Ciccio
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.