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2019 AUG 29 PM 12:42

BRENT ZITTEKOFF
COUNTY CLERK HOWARD COUNTY

BY DEPUTY 

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
RIOS, ESTATE OF MARY
1104 AUSTIN STREET, BIG SPRING, TX 79720

CONVENTIONAL
Firm File Number: 16-023552

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 20, 2004, MARY RAMIREZ A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CHRISSY SHUBERT, 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 HOWARD COUNTY, TX and is recorded under Clerk's File/Instrument Number 00004315 Volume 944, Page 47, 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

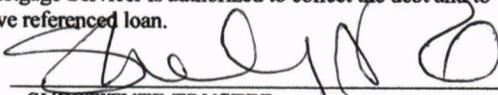
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Howard** 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 Howard, State of Texas:

THE SOUTH-HALF (S/2) OF LOT NO FOUR (4), FIVE (5), SIX (6), BLOCK ONE (1) OF THE COLE & STRAYHORN ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS. ACCORDING TO THE PROPER MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HOWARD COUNTY, TEXAS. BY VIRTUE OF THE GIFT DEED FROM NANCY R. PORTER, ATTORNEY-IN-FACT FOR EMILIO RAMIREZ AS SET FORTH IN VOLUME 923, PAGE 233 DATED 1.30.04 AND RECORDED 2.2.04, HOWARD COUNTY RECORDS, STATE OF TEXAS.

Property Address: 1104 AUSTIN STREET
BIG SPRING, TX 79720
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee: 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 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.



SUBSTITUTE TRUSTEE
Shelley Nail, Kristina McCrary, Donna Trout or Cassie
Martin
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.