

25-001 FC

**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.: 122636-TX

Date: December 31, 2024

County where Real Property is Located: Shelby

ORIGINAL MORTGAGOR: RICHARD LEE SLOANE AND VICKY THRIFT, HUSBAND AND WIFE  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR BANK OF ENGLAND, ITS  
SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF  
WAMPUS MORTGAGE LOAN TRUST  
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 8/10/2018, RECORDING INFORMATION: Recorded on 8/17/2018, as Instrument No. 2018002766

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOTS 6 AND 7 OF THE PAYNE ESTATES SUBDIVISION, A PART OF THE NANCY SMITH SURVEY, A-644, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM WILLIAM R. BLACKSHEAR, AND WIFE, LINDSEY BLACKSHEAR, TO SALVATORE NOTO DATED MARCH 21, 2016, RECORDED UNDER INSTRUMENT NO. 2016000934, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/4/2025**, the foreclosure sale will be conducted in **Shelby** 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 **1:00 PM**, 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 WAMPUS MORTGAGE LOAN TRUST 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 WAMPUS MORTGAGE LOAN TRUST  
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 SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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: Hollis Hamilton

Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP

3333 Camino Del Rio South, Suite 225

San Diego, California 92108

**Return to:**

ALDRIDGE PITE, LLP

3333 Camino Del Rio South, Suite 225

P.O. BOX 17935

SAN DIEGO, CA 92108-0935

FAX #: 619-590-1385

Phone: (866) 931-0036



Posted by Sheryl LaMont, January 2, 2025

**EXHIBIT "A"**

TS# 122636-TX

**BEING** Lots 6 and 7 of the PAYNE ESTATES SUBDIVISION, a part of the NANCY SMITH SURVEY, A-644, Shelby County, Texas, and being the land described in the Warranty Deed from William R. Blackshear and wife, Lindsey Blackshear, to Salvatore Noto dated March 21, 2016, recorded under Instrument No. 2016000934, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

**BEGINNING** at a point S. 20 E. 103 ft., from the NEC of Lot 6, said point being of the West margin of High School Avenue in the EBL of said Lot 6, being marked by an iron pipe;

**THENCE** S. 20 E. along the West margin of High School Avenue at 27 ft., pass the original SEC of Lot 6 and the original NEC of Lot 7, and on same course an additional 25 ft., a total of 52 ft., to an iron pipe for corner, said corner being in the EBL of Lot 7 and West margin of High School Avenue and a distance of 50 ft., from the SEC of Lot 7;


**THENCE** S. 70 W. 152 ft., to stake for corner in WBL of Lot 7;

**THENCE** N. 20 W. with WBL of Lot 7 at 25 ft., stake at NWC of Lot 7 and SWC of Lot 5;

**THENCE** N. 70 E. along the SBL of Lot 5 at 72 ft., the SEC of Lot 6;

**THENCE** N. 23 deg. 15 min. W. along the line between Lots 5 and 6 at 27 ft., a point in same for corner;

**THENCE** N. 70 E. 81.8 ft., to the Beginning.

FILED FOR RECORD  
SHELBY COUNTY TEXAS  
2025 JAN -2 PM 1:19  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY  DEPUTY