

18-0030FC

CARRINGTON MORTGAGE SERVICES, LLC (CGG)  
NIELSEN, ESTATE OF CONRAD AND BILLIE  
306 TRAVIS, CENTER, TX 75935

CONVENTIONAL  
Firm File Number: 14-016427

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2018 SEP 27 AM 10 20

**NOTICE OF TRUSTEE'S SALE**

JENNIFER L. TANTON  
CLERK  
SHELBY COUNTY, TEXAS

WHEREAS, on September 4, 2007, CONRAD EDWARD NIELSEN, AKA C. E. NIELSEN, BILLIE JEAN NIELSEN, AKA JEAN NIELSEN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to L. MANDUJANO, 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 SHELBY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007007101, 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, November 6, 2018 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 Shelby 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 Shelby, State of Texas:

SEE EXHIBIT A

Property Address: 306 TRAVIS  
CENTER, TX 75935  
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.

*Sheryl LaMont* 9-27-18  
SUBSTITUTE TRUSTEE  
Robert LaMont, Sheryl LaMont, David Sims, Ronnie  
Hubbard or Allan Johnston  
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.**

EXHIBIT A

FIRST TRACT: ALL THAT CERTAIN TRACT OF LAND SITUATED IN SHELBY COUNTY, TEXAS, AND BEING THE EAST PORTION OF LOTS 1 AND 2 OF BLOCK 7 OF THE BLOUNT ADDITION TO THE CITY OF CENTER, TEXAS AND BEING THE LAND DESCRIBED AS THE FIRST TRACT IN THE WARRANTY DEED FROM FARMERS STATE BANK, CENTER, TEXAS TO RHONDA GREGSTON, DATED APRIL 19, 1993, RECORDED IN VOL. 751, PAGE 570, REAL PROPERTY RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 4 ON THE SOUTH EDGE OF FIRST STREET; THENCE WESTERLY ALONG FIRST STREET 68 FEET TO A STAKE; THENCE SOUTHERLY AND PARALLEL WITH ELM STREET 163-4/10 FT. TO A STAKE ON THE SOUTH BOUNDARY LINE OF LOT 2; THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF LOT 2 AT 70 FT. THE SOUTHEAST CORNER OF LOT 2 ON THE WEST BOUNDARY LINE OF LOT 4; THENCE NORTHERLY WITH THE WEST LINE OF LOT 4 AT 163-4/10 FT. TO THE PLACE OF BEGINNING.

SECOND TRACT: ALL THAT CERTAIN TRACT OF LAND SITUATED IN SHELBY COUNTY, TEXAS AND BEING PART OF LOT 3, BLOCK 7 OF THE BLOUNT ADDITION TO THE CITY OF CENTER, TEXAS AND BEING THE LAND DESCRIBED AS THE SECOND TRACT IN THE WARRANTY DEED FROM FARMERS STATE BANK TO RHONDA GREGSTON, DATED APRIL 19, 1993, RECORDED IN VOL. 751, PAGE 570, REAL PROPERTY RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A 6 INCH CREOSOTED FENCE POST AT THE NORTHEAST CORNER OF THE MRS. AMANDA BRIDWELL, ET AL LOT 3 IN BLOCK 7 OF THE BLOUNT ADDITION TO THE CITY OF CENTER, SHELBY COUNTY, TEXAS, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF THE FLOYD GOLDEN LOT; THENCE SOUTH 17 DEG. 55 MIN. WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 71.8 FEET TO A 6 INCH CREOSOTED POST AT THE SOUTHEAST CORNER OF SAME, AND BEING THE SOUTHWEST CORNER OF THE JOHNNIE GOLDEN LOT; THENCE NORTH 73 DEG. 26 MIN. WEST ALONG THE SOUTH LINE OF SAID LOT 3 IN BLOCK 7 A DISTANCE OF 69.95 FEET TO AN AUTO AXLE; THENCE NORTH 17 DEG. 55 MIN. EAST ACROSS SAID LOT 3 A DISTANCE OF 70.5 FEET TO AN AUTO AXLE ON THE NORTH LINE OF SAME AT THE SOUTHWEST CORNER OF THE FLOYD GOLDEN LOT; THENCE SOUTH 74 DEG. 30 MIN. EAST ALONG THE NORTH LINE OF THE SAID LOT 3 AND THE SOUTH LINE OF SAID FLOYD GOLDEN LOT A DISTANCE OF 70 FEET TO THE PLACE OF BEGINNING, CONTAINING 4,975.96 SQUARE FEET OF LAND, MORE OR LESS.

Tax ID# R20446

Return To:  
TransUnion Settlement Solutions  
5300 Brandywine Pkwy, Suite 100  
Wilmington, DE 19803