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NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: A 2.66 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 87, BLOCK H, D & W RR CO. SURVEY GAINES COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 631, PAGE 683, DEED RECORDS OF GAINES COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 3.16 FEET THEREOF, SAID 2.66 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SPINDLE SET IN THE NORTH LINE OF SECTION 87 FOR THE NORTHEAST CORNER OF A 2.00 ACRE TRACT AS DESCRIBED IN VOLUME 256, PAGE 403, DEED RECORDS OF GAINES COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 87 BEARS NORTH 87 DEGREES 53 MINUTES 58 SECONDS WEST 295.16 FEET (BEARINGS COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION.); THENCE SOUTH 87 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 87, A DISTANCE OF 682.84 FEET TO A SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 02 DEGREES 08 MINUTES 02 SECONDS WEST AT 30.00 FEET, PASS A 1/2 INCH IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE NORTHWEST CORNER OF A 0.48 ACRE TRACT AS DESCRIBED IN VOLUME 309, PAGE 89, DEED RECORDS OF GAINES COUNTY, TEXAS, IN ALL 170.00 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 0.48 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 87 DEGREES 53 MINUTES 58 SECONDS WEST 682.84 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET IN THE EAST LINE OF SAID 2.00 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 02 DEGREES 08 MINUTES 02 SECONDS EAST AT 140.00 FEET PASS A 1/2 INCH IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 170.00 FEET TO THE PLACE OF BEGINNING; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/22/2010 and recorded in Document 2010-5449 real property records of Gaines County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 07/05/2022
Time: 01:00 PM
Place: Gaines County, Texas at the following location: AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by DORIS M. ELY, provides that it secures the payment of the indebtedness in the original principal amount of \$93,653.56, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

22-000183-810-1 // 1410 COUNTY ROAD 126, LOOP, TX 7



4751924

FILED
6/14/22 3:28 m
Terri Berry, County Clerk
Gaines County, Texas
BY Antonia Nicks
Deputy

Brandon Wolf

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Shelley Naji, whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10/14/22 I filed this Notice of Foreclosure Sale at the office of the Gaines County Clerk and caused it to be posted at the location directed by the Gaines County Commissioners Court.