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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.: 105764-TX

Date: February 9, 2023

County where Real Property is Located: Gaines

ORIGINAL MORTGAGOR: EDGAR OLIVAS AND WIFE, JASMINE OLIVAS

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 10/26/2015, RECORDING INFORMATION: Recorded on 10/28/2015, as Instrument No. 2015-5846 and later modified by a loan modification agreement recorded as Instrument 2017-6555 on 08/07/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE WEST 65.45 FEET OF LOT 25 AND ALL OF LOTS 26 AND 27 OF PARROTT SUBDIVISION LOCATED IN LOT 26, SOUTHEAST SEMINOLE, A SUBDIVISION IN SECTION 161, BLOCK G, W.T. RY. CO. SURVEY, GAINES COUNTY, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT CABINET 8B, COUNTY CLERK OF GAINES COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/2/2023, the foreclosure sale will be conducted in Gaines 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 STANWICH MORTGAGE LOAN TRUST I 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 STANWICH MORTGAGE LOAN TRUST I

c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A

2/13/23 FILED 3:03P m

Terri Berry, County Clerk
Gaines County, Texas

BY *Debra Blackman*
Deputy



Matter No.: 105764-TX

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 SHELLEY NAIL, ZANE NAIL, CASSIE MARTIN, DONNA TROUT, PAUL A. HOEFKER, ROBERT L. NEGRIN 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, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Posted by Donna Trout

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c/o Carrington Mortgage Services, LLC
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