

# 15

**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 29.00 ACRE TRACT OF LAND LOCATED IN LOTS 9, 10, 11, 12, 15 AND 16, SOUTHRIDGE, A SUBDIVISION IN SECTION 383, BLOCK G, C.C.S.D. AND R.G.N.G. RY. CO. SURVEY, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF PAVED COUNTY ROAD 220 G WITH PAVED COUNTY ROAD 225 H, FOR THE NORTHEAST CORNER OF SAID LOT 9 AND OF THIS TRACT;

THENCE S.2 DEGREES 20 MINUTES 00 SECONDS W., ALONG SAID COUNTY ROAD 225 H AND ALONG THE EAST LINE OF SAID LOTS 9, 10, 11 AND 12, A DISTANCE OF 1188.00 FEET TO THE SOUTHEAST CORNER OF A 1.50 ACRE TRACT OUT OF THE NORTHEAST CORNER OF SAID LOT 12, AND FOR THE SOUTHEAST CORNER OF THIS TRACT (ALL BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);

THENCE N.87 DEGREES 43 MINUTES 25 SECONDS W., AT 40.00 FEET PASS A FOUND 7/8" IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 225 H, IN ALL 330.00 FEET TO A FOUND 7/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID 1.50 ACRE TRACT, AND FOR A CORNER OF THIS TRACT;

THENCE N.2 DEGREES 20 MINUTES 00 SECONDS E. 198.00 FEET TO A 1/2" IRON ROD FOUND IN THE LINE BETWEEN SAID LOTS 11 AND 12, FOR THE NORTHWEST CORNER OF SAID 1.50 ACRE TRACT, AND FOR A CORNER OF THIS TRACT; THENCE N.87 DEGREES 43 MINUTES 25 SECONDS W. 330.00 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID LOT 15, FOR THE COMMON WEST CORNER OF SAID LOTS 11 AND 12, AND FOR A CORNER OF THIS TRACT;

THENCE S.2 DEGREES 20 MINUTES 00 SECONDS W., ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SOUTH 2.50 ACRES OF LOT 15, FOR A CORNER OF THIS TRACT; THENCE N.87 DEGREES 43 MINUTES 25 SECONDS W., ALONG THE NORTH LINE OF SAID SOUTH 2.50 ACRES OF LOT 15, AT 620.00 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD, IN ALL 660.00 FEET TO THE WEST LINE OF SAID LOT 15, FOR THE NORTHWEST CORNER OF SAID SOUTH 2.50 ACRES, AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N.2 DEGREES 20 MINUTES 00 SECONDS E., ALONG THE WEST LINE OF SAID LOTS 15 AND 16 AND ALONG PAVED COUNTY ROAD 225 K, 688.31 FEET TO A 1/2" IRON ROD WITH CAP MARKED "WSC RPLS1883" FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN 5.00 ACRE TRACT OF LAND DESCRIBED IN DEED FROM GARLAND FRED WOOLEY ET AL TO JUSTIN BERRY ET UX DATED APRIL 29, 2002 AND RECORDED IN VOLUME 749, PAGE 260, OFFICIAL PUBLIC RECORDS, GAINES COUNTY, TEXAS, FOR THE MOST WESTERLY-NORTHWEST CORNER OF THIS TRACT; THENCE S.87 DEGREES 43 MINUTES 25 SECONDS E., AT 40.00 FEET PASS A FOUND 1/2" IRON ROD WITH CAP, IN ALL 466.69 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET AT THE SOUTHEAST CORNER OF SAID BERRY 5.00 ACRE TRACT, AND FOR A CORNER OF THIS TRACT;

THENCE N.2 DEGREES 20 MINUTES 00 SECONDS E., AT 426.69 FEET PASS A FOUND BOATSPIKE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 220 G, IN ALL 466.69 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 239" FOUND IN THE NORTH LINE OF SAID LOT 16, FOR THE MOST NORTHERLY-NORTHWEST CORNER OF THIS TRACT; THENCE S.87 DEGREES 43 MINUTES 25 SECONDS E., ALONG SAID COUNTY ROAD 220 G AND ALONG THE NORTH LINE OF SAID LOTS 16 AND 9, A DISTANCE OF 853.31 FEET TO THE PLACE OF BEGINNING; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

SAVE AND EXCEPT THAT CERTAIN 2.07 ACRE TRACT DESCRIBED IN PARTIAL RELEASE OF LIEN FILED OF RECORD ON NOVEMBER 17, 2016, IN INSTRUMENT NUMBER 2016-6811, GAINES COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/10/2010 and recorded in Document 2010-1253 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: 09/06/2022

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.

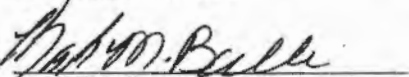


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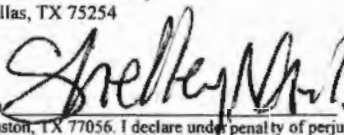
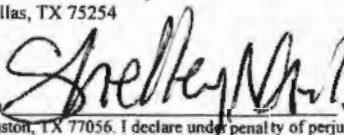
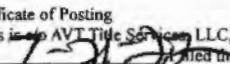
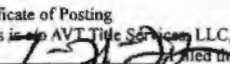
5. **Obligations Secured.** The Deed of Trust executed by HECTOR VILLALOBOS, provides that it secures the payment of the indebtedness in the original principal amount of \$108,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F 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 Stanwich Mortgage Loan Trust F 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.

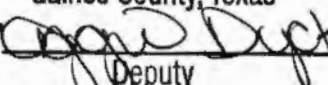
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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  whose address is  AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on  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.

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— FILED —  
7-21-22 . 2:34 p m  
Terri Berry, County Clerk  
Gaines County, Texas  
BY  Deputy