
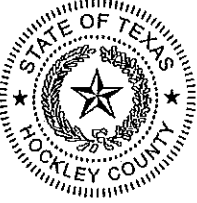



HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2022-0045 RECORDED DATE: 10/20/2022 09:47:07 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 894866 - 1 Doc(s) Document Page Count: 2 Operator Id: PKiser
RETURN TO: () RONALD BYRD PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: RONALD BYRD PO BOX 156 FARWELL, TX 79325
DOCUMENT # : FC-2022-0045 RECORDED DATE: 10/20/2022 09:47:07 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County. <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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: 1.308 ACRES OUT OF LABOR TWENTY-SIX (26), LEAGUE TWENTY-NINE (29), ATASCOSA COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT, IN THE SOUTH LINE OF LABOR 26, FROM WHENCE THE SOUTHWEST CORNER OF LABOR 26 BEARS NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 850.00 FEET;

THENCE NORTH 1 DEGREE 00 MINUTES 00 SECONDS EAST, AT 40 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN NORTH LINE OF JUSTIN ROAD, IN ALL A TOTAL DISTANCE OF 380.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 1 DEGREES 00 MINUTES 00 SECONDS WEST, AT 340.00 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN NORTH LINE OF JUSTIN ROAD, IN ALL A TOTAL DISTANCE OF 380.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SOUTH LINE OF LABOR 26, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING.

TRACT TWO: 2.692 ACRES OUT OF LABOR TWENTY-SIX (26), LEAGUE TWENTY-NINE (29), ATASCOSA COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT, IN THE SOUTH LINE OF LABOR 26, FROM WHERE THE SOUTHWEST CORNER OF LABOR 26 BEARS NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1000.00 FEET;

THENCE NORTH 1 DEGREES 00 MINUTES 00 SECONDS EAST, AT 40 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN NORTH LINE OF JUSTIN ROAD, IN ALL A TOTAL DISTANCE OF 380.00 FEET TO 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 308.53 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 1 DEGREES 00 MINUTES 00 SECONDS WEST, AT 340.00 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN NORTH LINE OF JUSTIN ROAD, IN ALL A TOTAL DISTANCE OF 380.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SOUTH LINE OF LABOR 26, A DISTANCE OF 308.53 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/28/2007 and recorded in Book 820 Page 216 Document 07-4287 real property records of Hockley County, Texas.

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

Date: 12/06/2022

Time: 01:00 PM

Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

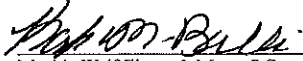
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 RONNIE G. MORALES AND JESSICA URIAS, provides that it secures the payment of the indebtedness in the original principal amount of \$122,448.00, 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

I am Ronald Byrd Certificate of Posting
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 10-20-22 filed this Notice of Foreclosure Sale at the office
of the Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.