
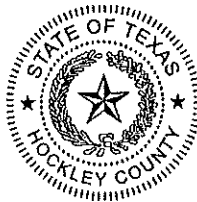



HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2022-0023 RECORDED DATE: 06/14/2022 09:31:02 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 840689 - 1 Doc(s) Document Page Count: 1 Operator Id: PKiser	
RETURN TO: () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2022-0023 RECORDED DATE: 06/14/2022 09:31:02 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.		
	 Jennifer Palermo Hockley County Clerk	

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: ALL OF THAT CERTAIN 4.68 ACRE TRACT OF LABOR NUMBER TEN (10), IN LEAGUE NUMBER SEVEN HUNDRED THIRTY THREE (733), STATAS CAPITOL LANDS, ABNER TAYLOR, ORIGINAL GRANTEE, SITUATED IN HOCKLEY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LABOR 10 FOR THE PLACE OF BEGINNING; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID LABOR 10, A DISTANCE OF 312 FEET FOR THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LABOR FOR A DISTANCE OF 653.4 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LABOR FOR A DISTANCE OF 312 FEET FOR THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LABOR FOR A DISTANCE OF 653.4 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/29/2009 and recorded in Book 863 Page 31 Document 00003160 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: 07/05/2022

Time: 01:00 PM

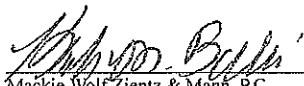
Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

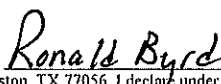
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 ALTON GARNER AND THALUA GARNER, provides that it secures the payment of the indebtedness in the original principal amount of \$290,700.00, 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 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, L.L.C., 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  whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-14-2022 I 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.

Certificate of Posting

22-000177-810-1 // 1899 N HIGHWAY 385, LEVELLAND, TX



4751934