

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 THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF NORDHEIM, IN DEWITT COUNTY, TEXAS, BEING A PART OF BLOCK NO. 44 IN SAID TOWN OF NORDHEIM, TEXAS, BEING A PART OF THE PROPERTY CONVEYED TO ARNULFO PENA BY LOUISE STUCKMER BY DEED OF DATE JANUARY 4, 1954 OF RECORD IN THE DEED RECORDS OF DEWITT COUNTY, TEXAS, VOL. 134, PAGE 552, THE LAND HEREIN CONVEYED BEING THUS BY METES AND BOUNDS DESCRIBED TO ANY, BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK NO. 44, BEING ON SEVENTH AVENUE, THENCE NORTH 49 DEGREES WEST 150 FEET TO A POINT FOR CORNER, THENCE PARALLEL WITH SEVENTH AVENUE, SOUTH 41 DEGREES WEST 125 FEET TO A POINT FOR CORNER, THENCE SOUTH 41 DEGREES EAST 150 FEET TO A POINT ON THE SOUTHEAST BOUNDARY LINE OF BLOCK NO. 44, BEING IN THE NORTHWEST LINE OF SEVENTH AVENUE. THENCE NORTH 41 DEGREES EAST 125 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/13/2004 and recorded in Document 38397 real property records of Dewitt County, Texas.

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


- Date: 10/04/2022
- Time: 12:00 PM
- Place: Dewitt County, Texas at the following location: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.) 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.

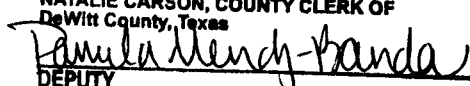
5. Obligations Secured. The Deed of Trust executed by FELIX GARCIA AND GAIL GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$70,847.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust M 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 M 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

Filed for Record
 This, the 25th day of AUGUST 2022
 at 11:50 o'clock A M

NATALIE CARSON, COUNTY CLERK OF
 DeWitt County, Texas

 DEPUTY

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Dewitt County Clerk and caused it to be posted at the location directed by the Dewitt County Commissioners Court.