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## 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 TRACT OR PARCEL OF LAND CONTAINING 3.53 ACRES, MORE OR LESS, SITUATED IN THE JOHN CHERRY SURVEY, ABSTRACT NO. 11, LIBERTY COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 3,526 ACRE TRACT CONVEYED TO BRUCE N. ROSIER AND VICKIE ROSIER, RECORDED IN VOLUME 1638, PAGE 790, DEED RECORDS LIBERTY COUNTY, TEXAS (D.R.L.C.T.) DATED OCTOBER 9, 1996. SAID 3.53 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2174, (50 FOOT RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 4.8712 ACRES TRACT OF LAND CONVEYED TO ROBERT B. BAKER (BAKER TRACT), RECORDED IN CLERK'S FILE NUMBER (C.F.N.) 2002055678, DATED DECEMBER 12, 2002, D.R.L.C.T., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREES 54 MINUTES 46 SECONDS WEST (CALLED NORTH 01 DEGREES 56 MINUTES WEST) ALONG THE COMMON LINE BETWEEN SAID BAKER TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 263.81 FEET (CALLED 263.54 FEET), TO A 5/8 -INCH ROD FOUND ON THE SOUTH LINE OF THAT CERTAIN CALLED 5.0 ACRES TRACT OF LAND CONVEYED TO RONNIE HOAGLAND, RECORDED IN C.F.N. 2004019169, DATED 28, 2004, D.R.L.C.T., SAME BEING THE NORTHEAST CORNER OF SAID BAKER TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 80 DEGREES 39 MINUTES 12 SECONDS EAST (CALLED NORTH 80 DEGREES 39 MINUTES EAST), ALONG THE COMMON LINE BETWEEN SAID HOAGLAND TRACT AND THE SOUTH LINE OF THAT CERTAIN CALLED 20.0 ACRES TRACT OF LAND CONVEYED TO PUAL W. BROCKNER AND JAN N. BROCKNER (BROCKNER TRACT), RECORDED IN C.F.N. 2007014819, DATED OCTOBER 30, 2007, D.R.L.C.T., A DISTANCE OF 531.98 FEET (CALLED 532.01) TO 5/8 -INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 5.2273 ACRES CONVEYED TO CELCIL & PAULINE DURHAM, TRUSTEES, BURHAM FAMILY REVOCABLE TRUST (DURHAM TRACT), RECORDED IN C.F.N. 20100001920, D.R.L.C.T., REFERENCE IN VOLUME 1950, PAGE 769, DATED MARCH 01, 2002, D.R.L.C.T., SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 13 MINUTES 40 SECONDS EAST (CALLED SOUTH 02 DEGREES 15 MINUTES EAST), A DISTANCE OF 317.83 (CALLED 317.59 FEET) ALONG THE COMMON LINE BETWEEN SAID DURHAM TRACT AND THE HEREIN DESCRIBED TRACT, TO A 3/8 -INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 2174, BEING THE SOUTHWEST CORNER OF SAID DURHAM TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEGREES 29 MINUTES WEST (REFERENCE BEARING) ALONG THE NORTH RIGHT OF WAY OF SAID ROAD, A DISTANCE OF 529.46 FEET (CALLED 529.51 FEET) TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 3.53 ACRES OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/25/2017 and recorded in Document 2017022322 real property records of Liberty 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: 10:00 AM

Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

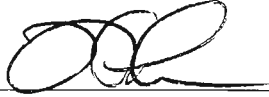
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 CALVIN CASES AND THERESA CASES, provides that it secures the payment of the indebtedness in the original principal amount of \$154,208.00, 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 Keate Smith 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 8-16-22 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

Keate Smith