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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 124851-TX

Date: June 25, 2024

County where Real Property is Located: Gaines

ORIGINAL MORTGAGOR: HECTOR VILLALOBOS, A MARRIED MAN

ORIGINAL MORTGAGEE: JPMORGAN CHASE BANK, N.A.

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 3/10/2010, RECORDING INFORMATION: Recorded on 3/11/2010, as Instrument No. 2010-1253 and a Partial Release of Lien was recorded on 11/17/2016 as Instrument No. 2016-6811 removing a portion of the legal, and later modified by a loan modification agreement recorded as Instrument 2019-02295 on 04/22/2019

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 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. & 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°20'00"W., ALONG SAID COUNTY ROAD 225 H AND ALONG 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°43'25"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°20'00"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°43'25"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°20'00"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°43'25"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



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"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°20'00"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 "WSCIRPLS1883" 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 N. 2°20'00"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°43'25"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. EXCEPTING A 2.07 ACRE TRACT OF LAND BEING THE SAME TRACT DESCRIBED IN DEED FROM HECTOR VILLALOBOS TO CELINA RODRIGUEZ, DATED JUNE 12, 2016, AND RECORDED IN VOLUME 2016, PAGE 3538, OFFICIAL PUBLIC RECORDS OF GAINES COUNTY, TEXAS, BEING LOCATED IN THE SOUTHWEST PART OF LOT 16, SOUTHRIDGE, A SUBDIVISION IN SECTION 3383, BLOCK G, C.C.S.D. & R.G.N.G. RY. CO, SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED ON PAGE 63A, PLAT CABINET RECORDS OF GAINES COUNTY, TEXAS, SAID 2.07 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Gaines County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing 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, California 92806

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHELLEY NAIL, ZANE NAIL, CASSIE MARTIN, DONNA TROUT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE

Matter No.: 124851-TX

ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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 of 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.

By: *Hollis Hamilton*
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108



Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED
6/27/2021 2:17P. m
Terri Berry, County Clerk
Gaines County, Texas
BY *Miss Rodriguez*
Deputy

LEGAL EXHIBIT "A"

BEGINNING at a ½" iron rod with cap marked "WSCI RPLS 1883" found in the West line of said Lot 16 and in Paved County Road 225-K, for 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, and for the Southwest corner of this tract;

THENCE S.87°43'25"E., at 40.00 feet pass a found ½" iron rod with cap, in all 466.69 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" found at the Southeast corner of said Berry 5.00 acre tract, and for the Northeast 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 S.2°20'00"W. 193.31 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set in the South line of said Lot 16, for the Southeast corner of this tract;

THENCE N.87°43'25"W., along the South line of said Lot 16, at 426.69 feet pass a ½" iron rod found in the Easterly right-of-way line of said Paved County Road 225-K, in all 466.69 feet to the Southwest corner of said Lot 16, and for the Southwest corner of this tract;

THENCE N.2°20'00"E., along the West line of said Lot 16 and along Paved County Road 225-K, a distance of 193.31 feet to the PLACE OF BEGINNING; **SAVE AND EXCEPT** all oil, gas and other minerals.