

**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.: 098752-TX

Date: April 26, 2022

County where Real Property is Located: Lubbock

ORIGINAL MORTGAGOR: RAFAEL FLORES III, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ENVOY MORTGAGE LTD, ITS
SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 11/13/2009, RECORDING INFORMATION: Recorded on 11/24/2009, as Instrument
No. 2009041900 and later modified by a loan modification agreement recorded as Instrument 2020026186 on
06/29/2020 AND 2018010607 on 03/27/2018.

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ONE HUNDRED TWENTY-SEVEN (127),
OAK PARK ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING
TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1346, PAGE
103, DEED RECORDS OF LUBBOCK COUNTY, TEXAS; REFILED IN VOLUME 1357, PAGE 419,
DEED RECORDS OF LUBBOCK COUNTY, TEXAS; PLAT CORRECTED IN VOLUME 1391, PAGE 25,
DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/5/2022**, the foreclosure sale will be conducted in
Lubbock 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 **10:00 AM**, 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 I 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
I
c/o Carrington Mortgage Services, LLC



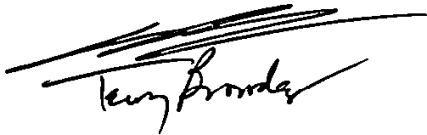
Matter No.: 098752-TX

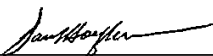
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

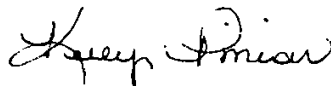


By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
04/28/2022 09:29 AM
FEE: \$3.00
2022020166