



## 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: TRACT I:  
 METES AND BOUNDS DESCRIPTION OF A 1.00 ACRE TRACT OF LAND OUT OF A 10.06 ACRE TRACT AS RECORDED IN VOLUME 2111, PAGE 340 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS, LOCATED IN SECTION ONE HUNDRED TWENTY-EIGHT (128), BLOCK TWENTY (20), ABSTRACT 1091, H.E. AND W.T.R.R. CO. SURVEY, BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT A ONE-HALF INCH (1/2 INCH) IRON ROD WITH CAP SET IN THE EAST LINE OF SAID 10.06 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT, WHICH BEARS WEST A DISTANCE OF 1426.46 FEET AND SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST A DISTANCE OF 265.46 FEET FROM THE NORTHEAST CORNER OF SECTION ONE HUNDRED TWENTY-EIGHT (128), BLOCK TWENTY (20); THENCE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID 10.06 ACRE TRACT, A DISTANCE OF 208.71 FEET TO A ONE-HALF INCH (1/2 INCH) IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WEST A DISTANCE OF 208.71 FEET TO A ONE-HALF INCH (1/2 INCH) IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 208.71 FEET TO A ONE-HALF INCH (1/2 INCH) IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING  
 TRACT II: EASEMENT TRACT-  
 METES AND BOUNDS DESCRIPTION OF A 15.00 FOOT ACCESS EASEMENT OUT OF A 10.06 ACRE TRACT AS RECORDED IN VOLUME 2111, PAGE 340 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS, LOCATED IN SECTION ONE HUNDRED TWENTY-EIGHT (128), BLOCK TWENTY (20), ABSTRACT 1091, H.E. AND W.T.R.R. CO. SURVEY, BEING FURTHER DESCRIBED AS-FOLLOWS: BEGINNING AT A METAL FENCE POST FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WOODROW ROAD, AT THE NORTHEAST CORNER OF SAID 10.06 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT, WHICH BEARS WEST A DISTANCE OF 1426.46 FEET AND SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST A DISTANCE OF 50.00 FEET FROM THE NORTHEAST CORNER OF SECTION ONE HUNDRED TWENTY-EIGHT (128), BLOCK TWENTY (20); THENCE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID 10.06 ACRE TRACT, A DISTANCE OF 215.46 FEET TO A ONE-HALF INCH (1/2 INCH) IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 215.16 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WOODROW ROAD FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WOODROW ROAD, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/28/2005 and recorded in Book 9762 Page 234 Document 12769 real property records of Lubbock 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: 10:00 AM

Place: Lubbock County, Texas at the following location: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONERS' COURT LOCATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

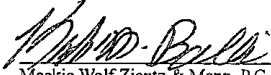
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 V LOUISE DEERING AND JOHN DEERING, provides that it secures the payment of the indebtedness in the original principal amount of \$103,770.62, 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, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

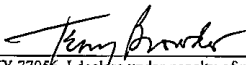


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



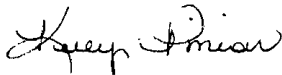
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254



I am  Certificate of Posting  
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 6/14/22 I filed this Notice of Foreclosure Sale at the office  
of the Lubbock County Clerk and caused it to be posted at the location directed by the Lubbock County Commissioners Court.

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
06/14/2022 08:33 AM  
FEE: \$3.00  
2022028983