

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 10.0100 ACRE (436,036 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE WEST LIBERTY TOWN LEAGUE, ABSTRACT NO. 357, LIBERTY COUNTY, TEXAS, BEING OUT OF A CALLED 60 ACRE TRACT AS DESCRIBED IN LIBERTY COUNTY CLERK'S FILE NO. 2004017246; SAID 10.0100 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF A CALLED 1072.958 ACRE TRACT AS DESCRIBED IN VOLUME 1793, PAGE 279, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 1215.80 FEET (CALLED NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST - 1254.44 FEET) WITH THE COMMON LINE OF SAID 1072.958 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND IN THE WEST MARGIN OF COUNTY ROAD NO. 614, ALSO KNOWN AS STATION ROAD (50' R.O.W. PER VOL. 1793, PG. 279 O.P.R.L.C.T.) FOR A CORNER OF SAID 1072.958 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A PERCENT INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 60 ACRE TRACT BEARS NORTH 87 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 38.15 FEET;

THENCE SOUTH 02 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 358.63 FEET WITH THE WEST MARGIN OF SAID COUNTY ROAD NO. 614 TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 1215.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 15 MINUTES 30 SECONDS WEST (CALLED NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST) WITH THE COMMON LINE OF SAID 1072.958 ACRE TRACT, A DISTANCE FO 358.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0100 ACRES (436,036 SQUARE FEET) OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/08/2010 and recorded in Document 2010003217 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: 09/06/2022
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 DAVID JAMES BURK AND STACY JEAN BURK, provides that it secures the payment of the indebtedness in the original principal amount of \$183,760.00, 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 I 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 I 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.

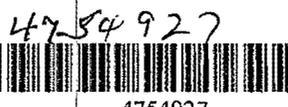
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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.

FILED at 1052 o'clock A M

JUL 21 2022

LEE H CHAWBERG
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY



Karla M. Balli

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 _____ 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 Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.