

#23

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** 2024 APR 11 PH 2: 26

**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.: 122314-TX

Date: April 9, 2024

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: CLAUDE R. WOODARD, JR. AND JENNY L. CARTER WOODARD,  
HUSBAND AND WIFE

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

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 1/21/2009, RECORDING INFORMATION: Recorded on 1/26/2009, as Instrument No.  
00024440 in Book OPR 1583 Page 170

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: PLAT SHOWING THE SURVEY OF 1.00 ACRES OF LAND LYING AND SITUATED IN THE JOSEPH GREER SURVEY A-320 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 13.03 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES HUDSON TO CLAUDE R. WOODARD, JR. ET UX BY JENNY L. CARTER-WOODARD RECORDED IN VOLUME 1299, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY , SAID PROPERTY FURTHERMORE DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HREOF FOR ALL PURPOSES. FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH GREER SURVEY A-320 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 13.03 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES A. HUDSON TO CLAUDE R. WOODARD, JR. ET UX, JENNY L. CARTER-WOODARD RECORDED IN VOLUME 1299, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE COMPLETELY DESCRIBED IN ATTACHED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/2/2024, the foreclosure sale will be conducted in Hill 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 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute



Matter No.: 122314-TX

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.

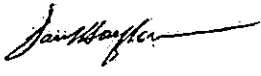
Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, 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 DONNA STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, KATHY ARRINGTON, BRANDY BACON, JAMIE DWORSKY, PAUL A. HOEFKER** 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, 8880 Rio San Diego Drive, Suite 725, 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:   
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Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

**EXHIBIT "A"**

Page 1 of 2

**INCE SURVEYING & ENGINEERING**  
**184 THOUSAND OAKS DRIVE**  
**WHITNEY, TEXAS 76692**  
**PHONE: (254) 694-7708**  
**FAX: (254) 694-7230**

TS# 122314-TX

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Joseph Greer Survey A-320 in Hill County, Texas. Said land is a part of that certain 13.03 acre tract described in a deed from Charles A. Hudson to Claude R. Woodard, Jr. et ux, Jenny L. Carter-Woodard recorded in Volume 1299, Page 15 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the center of HCR #2128, in the north line of that certain 25 acre "Second Tract" described in a deed to H. R. McCoy recorded in Volume 437, Page 498 of the Deed Records of Hill County, and in the south line of said 13.03 acre tract for the southwest corner of this, said rod being N81°59'00"E 20.51 feet from the southwest corner of said 13.03 acre tract;

THENCE N20°48'10"W, at 21.60 feet passing a 1/2" iron rod set for reference, in all a distance of 305.23 feet to a 1/2" iron rod set in a fence line for the northwest corner of this;

THENCE generally along a fence, N71°13'24"E 169.55 feet to a 1/2" iron rod set for the northeast corner of this;

THENCE S09°29'35"E, at 306.02 feet passing a 1/2" iron rod set for reference, in all a distance of 329.42 feet to a 1/2" iron rod set in the center of HCR #2128, in the south line of said 13.03 acre tract, and in the north line of said McCoy tract for the southeast corner of this;

THENCE with the center of HCR #2128 and with the south line of said 13.03 acre tract, S81°59'00"W 107.51 feet to the place of beginning, containing 1.000 acres of land, of which approximately 0.056 acres lies in a public road.