

FILED FOR RECORD

13 day of June 20 22  
at 8:26 o'clock 4 M  
Christina Wanda

Clerk, County Court TOM GREEN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** *Keri Williams* Deputy

**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.: 103572-TX

Date: June 7, 2022

County where Real Property is Located: Tom Green

ORIGINAL MORTGAGOR: CRAIG L. STANFIELD, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS,  
INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LOANCARE, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 4/29/2005, RECORDING INFORMATION: Recorded on 4/29/2005, as Instrument No.  
589813 in Book 1197 Page 186

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING THE WEST THIRTY FEET (30') OF LOT  
6, BLOCK 15, WEST HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY,  
TEXAS, AND THE EAST THIRTY FEET (30') OF WHAT WAS FORMERLY 21ST STREET, ADJACENT  
TO SAID LOT 6, IN BLOCK 15, WEST HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM  
GREEN COUNTY, TEXAS AND THIS TRACT OF LAND BEING MORE COMPLETELY DESCRIBED  
IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/2/2022, the foreclosure sale will be conducted in  
Tom Green 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.

LOANCARE, LLC is acting as the Mortgage Servicer for LOANCARE, LLC who is the Mortgagee of the Note and  
Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing  
the Mortgagee, whose address is:

LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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

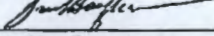


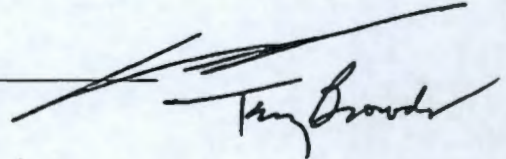
Matter No.: 103572-TX

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 AUCTION.COM, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

**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



## EXHIBIT "A"

Escrow/Closing # G-24070  
Doc ID # 0009874805304005  
MIN 1000157-0004927934-8

BEING THE WEST THIRTY FEET (30') OF LOT 6, BLOCK 15, WEST HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, AND THE EAST THIRTY FEET (30') OF WHAT WAS FORMERLY 21ST STREET, ADJACENT TO SAID LOT 6, IN BLOCK 15, WEST HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS AND THIS TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 IN THE SOUTH LINE OF WEST HARRIS AVENUE;

THENCE WITH THE NORTH LINE OF THIS TRACT AND SAID LOT 6 AND THE SOUTH LINE OF SAID WEST HARRIS AVENUE, N. 60° 00' 00" E. 30.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID LOT 6;

THENCE WITH THE EAST LINE OF THIS TRACT AND SAID LOT 6, S 30° 00' 00" E. 150.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID LOT 6 AND BEING IN THE NORTH LINE OF AN ALLEY;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND SAID LOT 6 AND THE NORTH LINE OF SAID ALLEY, S. 60° 00' 00" W. AT 30.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 6, IN ALL A TOTAL DISTANCE OF 30.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF THIS TRACT, N. 30° 00' 00" W. 150.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF SAID WEST HARRIS AVENUE;

THENCE WITH THE NORTH LINE OF THIS TRACT AND SOUTH LINE OF SAID WEST HARRIS AVENUE, N. 60° 00' 00" E. 30.00 FEET TO THE PLACE OF BEGINNING.

ABOVE TRACT IS THE SAME TRACT DESCRIBED IN DEED RECORDED IN VOLUME 316, PAGE 534, DEED RECORDS OF TOM GREEN COUNTY, TEXAS.