

COPY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
COMPTON, MICHAEL AND TAMARA
112 HICKORY HILL DRIVE, LA VERNIA, TX 78121

FHA 495-7622578703
Firm File Number: 17-028092

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 27, 2019 at 01:19P
as a Recording

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 23, 2007, MICHAEL COMPTON AND TAMARA COMPTON, HUSBAND AND WIFE AS JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate : 2.00 hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BSM FINANCIAL, L.P. DBA GOLD FINANCIAL in payment of a debt therein described. The Deed of Trust was filed in the real - 233340 property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00023544, to which By: Georgia Lira reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wilson** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wilson, State of Texas:

LOT 116, HICKORY HILL SUBDIVISION, SITUATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 9-11, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 112 HICKORY HILL DRIVE
LA VERNIA, TX 78121
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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.



SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard, Amy Ortiz, Robert Gomez, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin or Vicki Rodriguez, Ramon Perez, Stacey Sanders
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/11/2018

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00070426

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
MEGAN MICHELLE PARK, AN UNMARRIED WOMAN

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
WILSON

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 27, 2019 at 01:19P
As a Recording

Total Fees : 2.00
Receipt Number - 233340
By: Georsina Lira

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Date of Sale: 8/6/2019

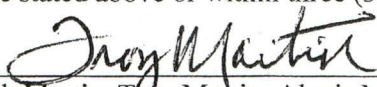
Earliest Time Sale Will Begin: 12:00:00 PM

Place of Sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Shelby Martin or Vicki Rodriguez
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-73077-POS
Loan Type: Conventional Residential

EXHIBIT "A"

BEING 67.73 ACRES OF LAND OUT OF THE VINCENTE ZEPEDA SURVEY NO. 17, ABSTRACT NO. 23, WILSON COUNTY, TEXAS AND BEING ALL OF THE LAND DESCRIBED IN A CONVEYANCE TO PRISCILLA ORTIZ IN THE DEED OF RECORD IN VOLUME 1637, PAGE 606 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO SYLVIA C. HERNANDEZ IN THE DEED OF RECORD IN VOLUME 1016, PAGE 631 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" pin on the southerly right-of-way of FM Highway 1303 for the upper northeasterly corner of the Brockway Ranch Partners, LTD land as described in Volume 1303, Page 249 of the Official Public Records of Wilson County, Texas and the northwesterly corner of this tract;

THENCE with said right-of-way as follows:

North 82° 01' 26" East, a distance of 390.16 feet to a found concrete monument;

With a curve to the right having a radius of 1382.69 feet, a length of curve of 346.23 feet and a chord bearing of North 89° 10' 31" East, a distance of 345.32 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the northwesterly corner of the Gerald William Flores et al land as described in Volume 1020, Page 197 of the Official Public Records of Wilson County, Texas and the northeasterly corner of this tract;

THENCE with the common line of said Flores land as follows:

South 28° 49' 35" West, a distance of 1756.65 feet to a set 1/2" rebar with a "Pollok & Sons" cap;
South 60° 11' 18" East, a distance of 277.29 feet to a set 1/2" rebar with a "Pollok & Sons" cap on the westerly line of the Matthew August Rodriguez land as described in Volume 629, Page 642 of the Official Public Records of Wilson County, Texas for the southerly corner of said Flores land and a corner of this tract;

THENCE South 28° 54' 20" West, with the common line of said Rodriguez land, a distance of 2242.88 feet to a found 1/2" pin for the lower northeasterly corner of the aforementioned Brockway Ranch Partners, LTD land and the southeasterly corner of this tract;

THENCE with the common line of said Brockway Ranch Partners, LTD land as follows:

North 61° 27' 36" West, a distance of 881.05 feet to a pipe corner post;

North 28° 44' 13" East, a distance of 3604.14 feet to the **POINT OF BEGINNING** and containing 67.73 acres of land as shown on a plat that accompanies this description.

Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 20, 2019 at 01:04P
As a Recording
Total Fees \$ 2.00
Receipt Number - 233082
By:
Krustle Hidalgo
0000008436693

177 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. **Date, Time, and Place of Sale.**
Date: August 06, 2019
Time: The sale will begin at 12:00 PM or not later than three hours after that time.
Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.
2. **Terms of Sale.** Cash.
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 08, 2012 and recorded in Document CLERK'S FILE NO. 00013936, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 00059796 real property records of WILSON County, Texas, with VIRGINIA MALDONADO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VIRGINIA MALDONADO, securing the payment of the indebtednesses in the original principal amount of \$299,475.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



NTSS0000008436693

177 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

00000008436693

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, AMY ORTIZ, KAREN WORK OR BRUCE NEYLAND whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

177 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

0000008436693

0000008436693

WILSON

EXHIBIT "A"

LOT 24, VINTAGE OAKS RANCH SUBDIVISION, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 10,
PAGE 40, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 17, 2019 at 04:55P
As a Recording

RECORDING REQUESTED BY:

Total Fees : 2.00

Receipt Number - 232944
By:
Judy Fleming

WHEN RECORDED MAIL TO:

Deborah Martin, Troy Martin, Alexis Martin, Cassie
Martin, Terri Martin, Shelby Martin, Barbara Sandoval,
Martha Boeta, Raymond Perez, Garrett Sanders, Marcia
Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000136-19-1

APN 2710-01000-01200

TO No 1074276

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 17, 2016, JOEL LARA II, A SINGLE MAN, AND JENNIFER NICHOLE SITTERLE, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN AND GRAHAM, LLP as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$183,431.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on August 25, 2016 as Document No. 00057088 in Book OP VOL: 1927, on Page 162 in Wilson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 2710-01000-01200

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4696896

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2019 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wilson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 17th day of June, 2019.

Elizabeth Anderson
 Elizabeth Anderson

By: Deboran martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney
 Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
 FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
 THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Floresville, County of Wilson, State of TX, and is described as follows:

Being 0.45 acres of land within the City Limits of Floresville out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas and being the land conveyed to Nancy Brooks in the deed of record in Volume 1797, Page 129 of the Official Public Records of Wilson County, Texas and further described in Volume 358, Page 252 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a fence corner post on the Northwesternly right-of-way line of Standish Street for the Easterly corner of the Thomas P. Ortiz, Jr. and wife Eva O. Ortiz land described in Volume 406, Page 776, Wilson County Deed Records and the Southerly corner of this tract;

Thence North 41 degrees 55 minutes 59 seconds West, with the common line of the Ortiz land and of this tract, distance of 131.96 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a common corner on the Southeasterly line of the Janie C. Martinez land described in Volume 1786, Page 48, Wilson County Official Public Records;

Thence North 48 degrees 04 minutes 01 seconds East, with the common line of the Martinez land and of this tract, distance 150.00 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the Northerly corner of this tract and Westerly corner of the Dora S. Rodriguez land described in Volume 1139, Page 131 and Volume 1534, Page 517, Official Public Records of Wilson County, Texas;

Thence South 41 degrees 55 minutes 59 seconds East, with the common line of the Dora S. Rodriguez land and of this tract, distance of 131.96 feet to a found 1/2 inch rebar with a "Pollok & Sons" cap for a common corner on the Northwesternly right-of-way line of Standish Street;

Thence South 48 degrees 04 minutes 01 seconds West, with said Standish Street right-of-way line, distance of 150.00 feet to the point of beginning containing 0.45 acres of land as shown on a plat that accompanies this description.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

COPY

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

Filed for Record in:
Wilson County
by: Honorable Eva Martinez
County Clerk
On: Jun 06, 2019 at 01:04P
As a Recording
Total Fees : 2.00
Receipt Number - 232506
By: Krystal Hidalgo

TS#: 19-22933

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/20/2010, AMANDA HERRERA AND BENNIE HERRERA III A/K/A BENNIE HERRERA, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHICAGO TITLE INS CO, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$131,953.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY, which Deed of Trust is Recorded on 2/1/2010 as Volume 00050103, Book 1543, Page 318, Loan Modification recorded on 1/31/2019 as Instrument No. 00080778 in Wilson County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 52, BLOCK 1, WILDFLOWER SUBDIVISION, IN THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN OF RECORD IN VOLUME 4, PAGE 14, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Commonly known as: 1031 JASMINE DR, FLORESVILLE, TX 78114

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Vicki Rodriguez, Elizabeth Anderson** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4696028

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/6/2019 at 12:00 PM**, or no later than three (3) hours after such time, in **Wilson County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

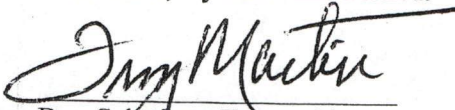
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 6/5/2019



By: Substitute Trustee(s)
Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Vicki Rodriguez, Elizabeth Anderson

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***