

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
TS#: 21-25255

RECEIVED
2021 JUL 29 AM 11:56
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
by Teresa Kiel

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/14/2013, JEFFORN BUTLER, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of J. BRADLEY COMPERE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$194,756.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, which Deed of Trust is Recorded on 10/21/2013 as Volume 13-022567, Book 4154, Page 1040, in Guadalupe 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 12, BLOCK 4 GREENSHIRE SUBDIVISION, UNIT-3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 232A, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

Commonly known as: **2839 OLIVE AVENUE, SCHERTZ, TX 78154**

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 **Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Elizabeth Anderson, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Deanna Ray or Shelby Martin**

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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A**, 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 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 **10/5/2021 at 11:00 AM**, or no later than three (3) hours after such time, in **Guadalupe 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 NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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 7/27/2021

WITNESS, my hand this 7/29/2021

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Troy Martin

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

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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

537 BROOK SHADOW
CIBOLO, TX 78108

0000007841133

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: October 05, 2021

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE NORTH PORCH OF THE GUADALUPE 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 February 07, 2013 and recorded in Document VOLUME 4042, PAGE 0874 real property records of GUADALUPE County, Texas, with CARYL ANNE CROWELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CARYL ANNE CROWELL, securing the payment of the indebtednesses in the original principal amount of \$292,905.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MID AMERICA MORTGAGE, INC. 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. MID AMERICA MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MID AMERICA MORTGAGE, INC.
15301 SPECTRUM DR STE. 405
ADDISON, TX 75001

RECEIVED
2021 AUG 12 AM 9:34
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *M. Abasco*



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 AMY ORTIZ, AARTI PATEL, STACEY SANDERS, RAMON PEREZ, GARRETT SANDERS, ERIKA AGUIRRE, BEATRIZ SANCHEZ, DYLAN RUIZ, CANDICE SHULTE, MARYNA DANIELIAN, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN BRUCE NEYLAND, OR NANCY VAZQUEZ 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.



Israel Saucedo

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 GUADALUPE County Clerk and caused to be posted at the GUADALUPE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

537 BROOK SHADOW
CIBOLO, TX 78108

0000007841133

0000007841133

GUADALUPE

EXHIBIT "A"

LOT 81, BLOCK 5, CHARLESTON PARKE SUBDIVISION, UNIT 2, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 261-262, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

1305 E ZIPP DR
NEW BRAUNFELS, TX 78130

0000008900797

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: October 05, 2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH PORCH OF THE GUADALUPE 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 August 19, 2009 and recorded in Document VOLUME 2783, PAGE 0736 real property records of GUADALUPE County, Texas, with TIMOTHY K ZIPP AND ALLYSON ZIPP, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TIMOTHY K ZIPP AND ALLYSON ZIPP, securing the payment of the indebtednesses in the original principal amount of \$300,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

RECEIVED
2021 AUG 26 AM 9:19
TEJESA XIEL
COUNTY CLERK GUADALUPE COUNTY
BY *M. Xiel*



NTSS0000008900797

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 AMY ORTIZ, AARTI PATEL, STACEY SANDERS, RAMON PEREZ, GARRETT SANDERS, ERIKA AGUIRRE, BEATRIZ SANCHEZ, DYLAN RUIZ, CANDICE SHULTE, MARYNA DANIELIAN, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN BRUCE NEYLAND, OR NANCY VAZQUEZ 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.



Israel Saucedo

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 GUADALUPE County Clerk and caused to be posted at the GUADALUPE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 0.370 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48. ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 0.354 ACRES DESCRIBED IN VOLUME 1443, PAGES 296-301 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE ROTATED TO AND REFERENCED TO A BEARING OF N 45 DEG. 45' 00" W BETWEEN IRON PINS FOUND ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED 0.354 ACRE TRACT AND ALL BEARINGS AND DISTANCES REFERRED TO IN THIS DESCRIPTION AS RECORD CALLS ARE TAKEN FROM SAID VOLUME 1443. PAGES 296-301, SAID 0.370 ACRE TRACT OR LAND SURVEYED UNDER THE SUPERVISION OF RICHARD A. GOODWIN. RFLS #4069. S. CRAIG HOLLMIG, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 1/2" IRON PIN FOUND ON THE NORTHWEST LINE OF ZIPP DRIVE, FOR THE SOUTH CORNER OF THE ABOVE REFERENCED 0.354 ACRE TRACT, THE EAST CORNER OF A 0.249 ACRE TRACT RECORDED IN VOLUME 998. PAGE 251 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTH CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE: LEAVING ZIPP DRIVE, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED 0.354 ACRE TRACT, THE NORTHEAST LINE OF SAID 0.249 ACRE TRACT. N 45 DEG. 40' 00" W PASSING AN IRON PIN FOUND AT 200.55 FEET (RECORD CALL: 200.60 FEET) AND CONTINUING A TOTAL DISTANCE OF 218.00 FEET TO A POINT BEING APPROXIMATELY 10 FEET FROM THE WATER'S EDGE OF LAKE DUNLAP (GUADALUPE RIVER), FOR THE WEST CORNER OF THIS TRACT;

THENCE: ALONG THE SOUTHEAST SIDE OF LAKE DUNLAP (GUADALUPE RIVER), APPROXIMATELY 10 FEET FROM THE WATER'S EDGE, N 76 DEG. 39' 34" E 19.02 FEET, N 37 DEG. 23' 27" E 5.90 FEET, N 56 DEG. 29' 45" E 3.37 FEET, N 73 DEG. 17' 17" E 6.86 FEET, N 46 DEG. 34' 23" E 18.63 FEET, N 12 DEG. 06' 11" E 3.48 FEET, N 44 DEG. 52' 03" E 14.35 FEET, AND N 51 DEG. 30' 26" E 8.86 FEET (RECORD CALL FOR LAST EIGHT CALLS: APPROXIMATELY 10 TO 14 FEET FROM THE WATER'S EDGE OF LAND DUNLAP, N 47 DEG. 58' 11" E - 76.0 FEET) TO THE NORTH CORNER OF THIS TRACT;

THENCE: ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED 0.354 ACRE TRACT, THE SOUTHWEST LINE OF A 0.335 ACRE TRACT RECORDED IN VOLUME 859, PAGES 171-172 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, S 45 DEG. 51' 47" E (RECORD CALL: S 45 DEG 51' 24" E) PASSING A 1/2" IRON PIN SET AT 7.68 FEET AND CONTINUING A TOTAL DISTANCE OF 213.28 FEET (RECORD CALL: 204.84 FEET) TO A 1/2" IRON PIN SET IN THE NORTHWEST LINE OF ZIPP DRIVE, FOR THE EAST CORNER OF THE ABOVE REFERENCED 0.354 ACRE TRACT, THE SOUTH CORNER OF SAID 0.335 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE: WITH THE NORTHWEST LINE OF ZIPP DRIVE. S 50 DEG. 56' 59" W (RECORD CALL: S 51 DEG. 05' 00" W) 77.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.370 ACRES OF LAND, MORE OR LESS.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 09, 2017 and recorded under Clerk's File No. 2017019753, in the real property records of GUADALUPE County Texas, with Alma R. Goodwin, a single woman as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Alma R. Goodwin, a single woman securing payment of the indebtedness in the original principal amount of \$257,050.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alma R. Goodwin. Security Service Federal Credit Union is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

RECEIVED
2022 AUG 25 AM 11:14
COUNTY CLERK
GUADALUPE COUNTY
BY [Signature]

Legal Description:

LOT 3, BLOCK 9, HARVEST HILL SUBDIVISION PHASE I, IN THE CITY OF SANTA CLARA, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGES 46-48, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/05/2021

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: GUADALUPE County Courthouse, Texas at the following location: The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 Troy Martin, Deanna Ray, Deborah Martin, Cassie Martin, Alexis Martin, Elizabeth Anderson, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 08/24/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

TROY MARTIN

C&M No. 44-19-2240

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 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.

PROPERTY TO BE SOLD: The property to be sold is described as follows:

Being approximately 1.00 acre, more or less, out of the Uzziel Wakefield and Charles B. Steward survey, Abstract No. 327, Guadalupe County, Texas and is more particularly described in the attached "Exhibit A"

commonly known as 1595 FM 1104, Kingsbury, Texas 78638; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2014 Palm Harbor Vista Ridge VRYD60T5 (57' x 60'), Serial Number PH0522939AAC, PH0522939BAC, PH0522939CAC, & PH0522939DAC, Label Number PFS1137223, PFS1137224, PFS1137225, and PFS1137226, together with all parts, accessories, repairs, improvements, and accessions.

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the deed of trust recorded as document number 2014019175 in the official public records of Guadalupe County, Texas.

DEED OF TRUST:

Date: September 9, 2014

Grantor / Mortgagor: Reese A. Barrington and Sandra Lanell Barrington

Original Trustee: Gina Miller

Beneficiary / Mortgagee:

Name: A+ Federal Credit Union

Mailing Address: PO Box 15384, Austin, Texas 78761-4867
Travis County

Recording information: Official Public Records of Guadalupe County Texas
Doc. 2014019175

M. Abaca
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

2021 SEP - 1 PM 2: 38

RECEIVED

SUBSTITUTE TRUSTEE(S):

Name: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED
HERNDERSON, KYLE WALKER, BRITTANY PARETTE,
ANDREW MILLS-MIDDLEBROOK

Mailing Address: PO Box 9932, Austin, TX 78766

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

MORTGAGE SERVICER: Triad Financial Services, Inc.

13901 Sutton Park Drive South, Suite 300
Jacksonville, FL 32224
Duval County

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 5, 2021

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The North Porch of the Guadalupe County Courthouse or as designated by the Commissioners Court of Guadalupe County, Texas

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective

bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE: The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Reese A. Barrington and Sandra Lanell Barrington.

OBLIGATIONS SECURED: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$194,284.79, executed by Reese A. Barrington and Sandra Lanell Barrington, and payable to the order of A+ Federal Credit Union.

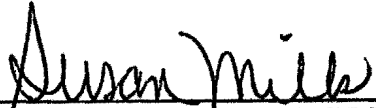
A+ Federal Credit Union who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc. is representing A+ Federal Credit Union under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to the Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

{REMAINDER OF PAGE LEFT BLANK}

DEFAULT AND REQUEST TO ACT. Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 30, 2021.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HERNDERSON, KYLE
WALKER, BRITTANY PARETTE, ANDREW
MILLS-MIDDLEBROOK
Substitute Trustee
PO Box 9932, Austin, TX 78766

20-025000

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: August 31, 2015	Original Mortgagor/Grantor: RICHARD G. QUIROS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2015017952	Property County: GUADALUPE
Mortgage Servicer: LoanCare LLC	Mortgage Servicer's Address: 3637 Santa Fe Way, Virginia Beach, Virginia 23452

* 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.

Secures: Note in the original principal amount of \$109,693.00, executed by RICHARD QUIROS and payable to the order of Lender.

Property Address/Mailing Address: 131 BUFFALO TRL, CIBOLO, TX 78108

Legal Description of Property to be Sold: LOT 3, BLOCK 3, OF CIBOLO NORTH SUBDIVISION, UNIT 2, IN THE CITY OF CIBOLO, AN ADDITION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 4, PAGE 163-164, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

TAX ID: 18591.

Date of Sale: October 05, 2021	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC., the owner and holder of the Note, has requested Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Deanna Ray or Shelby Martin whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



RECEIVED

2021 SEP -2 AM 11:01
TERESA KIEL
COUNTY CLERK
GUADALUPE COUNTY

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Deanna Ray or Shelby Martin whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Deanna Ray or Shelby Martin whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink that reads "Troy Martin". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

SUBSTITUTE TRUSTEE

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin,
Terri Martin, Deanna Ray or Shelby Martin, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112