

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#: 22-26589

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MAY 12 2022

CO. CLK. FALLS CO.

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/20/2006, Jerry W. Foster and Wytina Foster, husband and wife community property, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Paul Mundheim, as Trustee, Mortgage Electronic Registration Systems, Inc, as nominee for Weststar Mortgage Corporation, a New Mexico corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,338.00, payable to the order of Mortgage Electronic Registration Systems, Inc, as nominee for Weststar Mortgage Corporation, a New Mexico corporation, which Deed of Trust is Recorded on 9/11/2006 as Volume , Book 195, Page 630, and under loan modification recorded 3/24/2006 as book# 316 page# 64 in Falls 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;

**BEING all that tract of land in Falls County, Texas, out of the J. A. Manchaca Grant, and being part of that land described as First Tract and all of the Second Tract in a deed to Luchis Wright and Henry Scruggs recorded in Volume 196, Page 623 of the Deed Records of Falls County, Texas, and being further described as follows:**

**BEGINNING at a 1/2 inch steel rod found on the Southeast line of County Road 415, being the North corner of said First Tract and the West corner of that 2.00 acres described in a deed to Gary L. Brown recorded in Volume 31, Page 233 of the Official Records of Falls County, Texas;**

**THENCE South 27 degrees 24 minutes 43 seconds East, 1170.66 feet generally with a fence to a fence post found at the East corner of said Second Tract, being on the Northwest line of that 13.05 acres described in a deed to Mabel L. January recorded in Volume 65, Page 905 of the Official Records of Falls County, Texas;**

**THENCE South 60 degrees 13 minutes 24 seconds West, 629.81 feet along the Southeast line of said Second Tract to the South corner of same, a 1/2 inch pipe found bearing North 42 degrees 00 minutes West, 2.67 feet for witness, and a fence post bearing North 30 degrees 00 minutes 00 seconds West, 1.73 feet for witness;**

**THENCE North 30 degrees 00 minutes 00 seconds West (Bearing Basis), 986.64 feet to a 3/8 inch steel rod found at the West corner of said Second Tract, being also the North corner of that 7.824 acres described in a deed to Gene Allen Brown and wife, Nelda B. Brown recorded in Volume 71, Page 373 of the Official Records of Falls County, Texas;**

**THENCE North 31 degrees 03 minutes 25 seconds West, 177.09 feet to a 1/2 inch steel rod set on the Southeast line of County Road 415;**

**THENCE North 59 degrees 43 minutes 26 seconds East, 685.94 feet along said road to the Point of Beginning, containing 17.581 acres of land.**

Commonly known as: **279 CR 415, CHILTON, TX 76632**

**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 **Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown or Janet Pinder** 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



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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 **7/5/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Falls** 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: **SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**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 5/11/2022

WITNESS, my hand this 5-12-22



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



By: Substitute Trustee(s)  
Kevin Key, Jay Jacobs, Donna Stockman, David  
Stockman, Pete Florez, Zachary Florez, Orlando  
Rosas, Bobby Brown or Janet Pinder

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

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MAY 12 2022

CO. CLERK, FALLS CO.

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

**FILED \_\_\_\_\_ M**

**MAY 12 2022**

**CO. CLK. FALLS CO.**