



VG-371-2024-28*

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 28

Foreclosure Posting

Recorded On: September 09, 2024 12:02 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 28
Receipt Number: 20240909000008
Recorded Date/Time: September 09, 2024 12:02 PM
User: Sheila M
Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

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 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH MAIN ENTRANCE WITHIN TWELVE FEET OF THE DOOR OF THE BLANCO 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 06, 2021 and recorded in Document INSTRUMENT NO. 214749 real property records of BLANCO County, Texas, with TROY PHIPPS AND KARY PHIPPS HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TROY PHIPPS AND KARY PHIPPS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$203,842.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK
1001 SEMMES AVENUE
MAIL CODE RVW 3014
RICHMOND, VA 23224



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 T. REYNOLDS ROSSINGTON, MARTHA ROSSINGTON, KEVIN KEY, JAY JACOBS, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUAD, MARCELA CANTU, VANNA HO, OR AUCTION.COM 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.

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Certificate of Posting

My name is Martha Rossington, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-9-2024 I filed at the office of the BLANCO County Clerk and caused to be posted at the BLANCO County courthouse this notice of sale.

Martha Rossington
Declarants Name: MARTHA ROSSINGTON
Date: 9-9-2024

220 PRIM ROSE
BLANCO, TX 78606

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BLANCO

EXHIBIT "A"

BEING SITUATED IN THE CITY OF BLANCO, BLANCO COUNTY, TEXAS, AND BEING LOT 13, CALICO MEADOWS, A SUBDIVISION AS SHOWN ON AMENDED MAP OR PLAT RECORDED IN VOLUME 1, PAGE 396, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.