

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#: 21-25415

AT 8 FILED O'CLOCK A M

OCT 07 2021

Jennifer T. Justice
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/10/2013, Amschel G. Foltz, joined by his wife, Margaret E. Foltz aka Margaret Foltz signing proforma to perfect the lien only, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert K. Fowler, as Trustee, Wells Fargo Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$153,200.00, payable to the order of Wells Fargo Bank, N.A., which Deed of Trust is Recorded on 3/22/2013 as Volume 261610, Book , Page , in Coryell 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 Twenty-Seven (27), Block Eight (8), House Creek North Subdivision, Phase Two, Copperas Cove, Coryell County, Texas, as per Plat of record in Cabinet B, Slide 632, Plat records of Coryell County, Texas.

Commonly known as: **2207 VERNICE DRIVE, COPPERAS COVE, TX 76522**

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 **Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I**, 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 **12/7/2021 at 10:00 AM**, or no later than three (3) hours after such time, in **Coryell 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 door and/or porch, being the North entrance of the Courthouse**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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 Mortgageor, the Mortgagee, or the Mortgagee's Attorney.



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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 10/1/2021

WITNESS, my hand this 10-7-21

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

Donna Stockman

By: Substitute Trustee(s)
Donna Stockman, Brenda Wiggs, Guy Wiggs,
David Stockman,
Michelle Schwartz, Kathy Arrington, Janet Pinder
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.

AT 8 FILED O'CLOCK A M

OCT 07 2021

Jennifer T. Denton
COUNTY CLERK, CORYELL CO., TEXAS

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#: 21-25438

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/28/2005, David A. Hall, a married person joined herein by Jaime A Hall, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of David Barnard, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR National Bank, as Beneficiary, which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$39,677.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR National Bank, which Deed of Trust is Recorded on 7/15/2005 as Volume 184603, Book , Page , in Coryell 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 Six (6), Block Three (3), Valley View Add., Copperas Cove, Coryell County, Texas, as per plat of record in Volume 1, Page 55, Plat Records of Coryell County, Texas, reference to which is hereby made for all purposes.

Commonly known as: **702 S 13TH STREET, COPPERAS COVE, TX 76522**

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 **Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman**

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 STANWICH MORTGAGE LOAN TRUST I**, 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 **12/7/2021 at 10:00 AM**, or no later than three (3) hours after such time, in **Coryell 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 DOOR AND/OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528**



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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.

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WITNESS, my hand this 10/6/2021



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

WITNESS, my hand this 10-7-21



By: Substitute Trustee(s)
Donna Stockman, Brenda Wiggs, Guy Wiggs,
David Stockman,
Michelle Schwartz, Kathy Arrington, Janet Pinder,
Maryna Danielian, Kristopher Holub, Aarti Patel,
Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan
Ruiz, David Ackel, Violet Nunez, Erika Aguirre,
Beatriz Sanchez, Sara Edgington, Donna
Stockman, Brenda Wiggs, Guy Wiggs, David
Stockman, Maryna Danielian, Kristopher Holub,
Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett
Sanders, Dylan Ruiz, David Ackel, Violet Nunez,
Erika Aguirre, Beatriz Sanchez, Sara Edgington,
Donna Stockman, Brenda Wiggs, Guy Wiggs,
David Stockman

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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

8/17/2012

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK TEXAS DBA FIRST COMMUNITY MORTGAGE ITS SUCCESSORS AND ASSIGNS

Recorded in:

Volume: NA

Page: NA

Instrument No: 256494

Grantor(s)/Mortgagor(s):

LUIS VELAZQUEZ, A MARRIED PERSON JOINED HEREIN BY MAJA Y. VELAZQUEZ

Current Beneficiary/Mortgagee:

Wells Fargo Bank, N.A.

AT 8 FILED A
O'CLOCK ___M

OCT 07 2021

Janifer T. Dutton
COUNTY CLERK, CORYELL CO., TEXAS

Property County:

CORYELL

Mortgage Servicer:

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

Mortgage Servicer's Address:

1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT ELEVEN (11), BLOCK NINETEEN (19), HOUSE CREEK NORTH SUBDIVISION, PHASE THREE. A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B. SLIDE 682 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS

Date of Sale: 12/7/2021

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE 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.

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.



Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-71625-POS

Loan Type: VA