

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#: 21-25568

AT 8 FILED A  
O'CLOCK M

SEP 9 0 2021

*Jennifer Newton*  
COUNTY CLERK, CORYELL CO., TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/6/2015, Jonathan L Turner and Johni D Turner, husband and wife, 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 \$62,200.00, payable to the order of Wells Fargo Bank, N.A., which Deed of Trust is Recorded on 2/17/2015 as Volume 277880, 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 6, Block 13, Revisions of Block 13 and 14, Fair View Addition No. 2, an addition to the City of Copperas Cove , Coryell County, Texas. according to the Plat of record in Cabinet A, Slide 34 of the Plat Records of Coryell County, Texas.**

Commonly known as: **1102 S 23RD ST, 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 **Towd Point Master Funding Trust 2021-PM1**, 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 **11/2/2021 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 Mortgagees 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.



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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 9/28/2021

WITNESS, my hand this 9-30-21

*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



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.***

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C&M No. 44-21-0538/ FILE NOS

SEP 30 2021

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE  
COUNTY CLERK, CORYELL CO., TEXAS

**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 October 26, 2006 and recorded under Clerk's File No. 200682, in the real property records of CORYELL County Texas, with Raul Rodriguez, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Oak Street Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Raul Rodriguez, a single person securing payment of the indebtedness in the original principal amount of \$200,000.00 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 Raul Rodriguez. Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**

**1.08 ACRES OF LAND BEING PART OF TRACT#14 (8.455 ACRES OF LAND) IN THE WESTERN RIDGE SUBDIVISION PART OF THE T.D. BONE SURVEY A-82 AND THE W. ALFORD SURVEY A-17 CORYELL COUNTY TEXAS RECORDED IN CABINET A ON SLIDE 348 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 11/02/2021**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: CORYELL County Courthouse, Texas at the following location: At the north door of the Coryell 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 Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Cecil Kester, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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 09/28/2021.

/s/ Aaron J. Demuth SBOT No. 24111076, 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: \_\_\_\_\_

C&M No. 44-21-0538

**APPENDIX A**  
**Legal Description**

FIELD NOTES FOR 1.08 ACRES OF LAND BEING PART OF TRACT #14 (8.455 ACRES OF LAND) IN THE WESTERN RIDGE SUBDIVISION PART OF THE T.D. BONE SURVEY A-82 AND THE W. ALFORD SURVEY A-17 CORYELL COUNTY TEXAS RECORDED IN CABINET A ON SLIDE 348 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS BEING DESCRIBED BY METES AND BOUND AS FOLLOWS;

BEGINNING AT A FOUND 5/8" IRON IN THE NORTHEAST LINE OF WESTERN RIDGE ROAD BEING THE SOUTHEAST CORNER OF SAID TRACT #14 (8.455 ACRES) BEING ALSO THE SOUTHWEST CORNER OF TRACT #13 (3.266 ACRE TRACT);

THENCE AROUND A CURVE TO THE LEFT AN ARC DISTANCE OF 52.36 FEET, A RADIUS OF 50.00 FEET, LONG CHORD BEARS NORTH 41 DEGREES 12 MINUTES 22 SECONDS WEST 50.00 FEET, A CENTRAL ANGLE OF 60 DEGREE 00 MINUTES 00 SECONDS, A TANGENT OF 28.86 FEET TO A SET 3/8"X12" SPIKE FOR A CORNER OF THIS;

THENCE NORTH 71 DEGREES 12 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 165.42 FEET TO A SET 3/8"X12" SPIKE FOR THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 18 DEGREES 47 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 225.00 FEET TO A SET 3/8"X12" SPIKE FOR THE NORTHWEST CORNER OF THIS;

THENCE SOUTH 71 DEGREES 12 MINUTES 25 SECONDS FOR A DISTANCE OF 208.72 FEET TO A SET 3/8"X12" SPIKE FOR THE NORTHEAST CORNER OF THIS;

THENCE SOUTH 18 DEGREES 47 MINUTES 35 SECONDS WEST (BASE BEARING) ALONG THE NORTHWEST LINE OF SAID TRACT 13 IN SAID WESTERN RIDGE SUBDIVISION FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.08 ACRES OF LAND, MORE OR LESS.

MORE COMMONLY KNOWN AS: 158 WESTERN RIDGE ROAD, GATESVILLE, TEXAS 76528  
PARCEL NO. R-000115923