

## 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 September 10, 2018 and recorded under Clerk's File No. 310238, in the real property records of CORYELL County Texas, with Kiera M Ware and Bryan R Richardson, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kiera M Ware and Bryan R Richardson, husband and wife securing payment of the indebtedness in the original principal amount of \$113,386.00 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 Kiera M Ware and Bryan R Richardson. Lakeview Loan Servicing LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

**LOT NUMBER ONE (1) IN BLOCK NUMBER TWELVE (12) OF OAKRIDGE PARK, 1ST UNIT, AN ADDITION TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOL. 3, PAGE 59, PLAT RECORDS OF CORYELL COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 10/05/2021**

**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, Kristopher Holub, Michelle Schwartz, Kathy Arrington, Maryna Danielian, Amy Ortiz, Aarti Patel, Beatriz Sanchez, Cecil Kester, David Ackel, Dylan Ruiz, Erika Aguirre, Garrett Sanders, Stacey Sanders, Violet Nunez, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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: \_\_\_\_\_

C&M No. 44-21-0504

AUG 26 2021

839 W Hwy 190, Copperas Cove, TX 76550

Jennifer Newton  
COUNTY CLERK, CORYELL CO., TEXAS

21-005198

**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: 10/05/2021

Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM to 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Coryell County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/02/2017 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number, 298456 with Silver Conrad Upton (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Silver Conrad Upton, securing the payment of the indebtedness in the original amount of \$142,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEGINNING AT AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF THIS TRACT SAID CORNER BEARS NORTH 19 DEGREES EAST 148 FEET AND SOUTH 70 DEGREES 22 MINUTES 03 SECONDS EAST 296 FEET FROM THE NORTHEAST CORNER OF THE JOHN W. OGLETREE SURVEY, SAME BEING AN ELL CORNER OF SAID CLEMENTS SURVEY;

THENCE SOUTH 70 DEGREES 22 MINUTES 03 SECONDS EAST 218.14 FEET TO AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS TRACT

THENCE SOUTH 19 DEGREES 15 MINUTES 17 SECONDS WEST 206.33 FEET TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH LINE OF LOT 9, BLOCK 1-A, HUGHES GARDENS (CORYELL COUNTY PLAT RECORDS VOLUME 3, PAGE 22),

FIELDS NOTES (FOR DARWIN M JACKSON - DATED JANUARY 25, 1978) PAGE 2



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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 § 51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

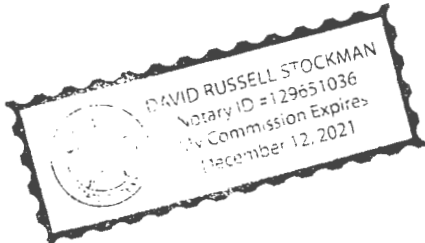
WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1  
2900 Esperanza Crossing  
Austin, TX 78758

Donna Stockman  
**SUBSTITUTE TRUSTEE**  
Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of Aug, 2021.



David Russell Stockman  
NOTARY PUBLIC in and for  
Parker COUNTY  
My commission expires: 12-12-21  
Print Name of Notary:  
David Russell Stockman

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Coryell County Clerk and caused to be posted at the Coryell County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

THENCE: NORTH 70 DEGREES 21 MINUTES 20 SECONDS WEST 235.73 FEET TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF HUGHES GARDENS, IN THE EAST RIGHT OF WAY LINE OF U S HWY 190;

THENCE NORTH 24 DEGREES 07 MINUTES 48 SECONDS EAST 206.91 FEET, ALONG AND WITH SAID RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING

AND CONTAINING 1.075 ACRES OF LAND.

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BEGINNING AT AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID HUGHES GARDENS, SAME BEING THE NORTHWEST CORNER OF THIS TRACT,

THENCE: SOUTH 70 DEGREES 21 MINUTES 20 SECONDS EAST 117.44 FEET TO AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 21 DEGREES 12 MINUTES 54 SECONDS WEST 18.79 FEET, ALONG AND WITH THE WEST LINE OF BOLAND STREET, TO AN IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE NORTH 70 DEGREES 21 MINUTES 20 SECONDS WEST 119.26 FEET, ALONG AND WITH THE NORTH LINE OF GARDEN AVENUE, TO AN IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE NORTH 25 DEGREES 44 MINUTES 20 SECONDS EAST, ALONG AND WITH THE WEST LINE OF HUGHES GARDENS, 18.93 FEET TO THE PLACE OF BEGINNING

AND CONTAINING 0.051 ACRE OF LAND.