

3

FILED FOR RECORD

NOV 01 2021

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Nancy E. Ruster*  
County Clerk, Williamson Co., TX

**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.**

Matter No.: 098582-TX

Date: October 28, 2021

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: TIMOTHY H. LARSON, JOINED HEREIN PRO FORMA BY HIS WIFE,  
PAULA LARSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P., D/B/A  
UNITED LENDING, L.L.C., A LIMITED PARTNERSHIP, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TOWD POINT MASTER FUNDING TRUST 2021-PM1

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 11/2/2009, RECORDING INFORMATION: Recorded on 11/10/2009, as Instrument  
No. 2009082307 and later modified by a loan modification agreement recorded as Instrument 2018023241 on  
03/21/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 13, BLOCK B, SIERRA VISTA, SECTION  
ONE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET E, SLIDE 372,  
PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/4/2022**, the foreclosure sale will be conducted in  
**Williamson** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for TOWD POINT MASTER FUNDING  
TRUST 2021-PM1 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.  
Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

TOWD POINT MASTER FUNDING TRUST 2021-PM1  
c/o Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

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

Page 1 of 2



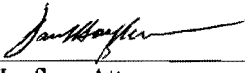
4737211

AP NOS/SOT 08212019

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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 ANGELA ZAVALA, MICHELLE JONES, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036