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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: 04/05/2022

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 Bastrop 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 10/15/2007 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number, 1786, Page 584, with Melinda G. Trautwein (grantor(s)) and Mortgage Electronic Registration Systems Inc as a nominee for Universal American Mortgage Company LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Melinda G. Trautwein, securing the payment of the indebtedness in the original amount of \$173,463.00, 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 as Trustee of Juniper Mortgage Loan Trust A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 6, BLOCK B, HUNTERS CROSSING SECTION FOUR B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET NO. 4, PAGE 187A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

FILED
FEB 10 2022
Krista Bartsch
Bastrop County Clerk
11:27 AM



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. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wilmington Savings Fund Society FSB as Trustee of Juniper Mortgage Loan Trust A
1600 South Douglass Road Suite 200-A
Anaheim, CA 92806

Megan L. Randle

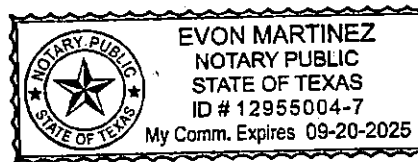
SUBSTITUTE TRUSTEE

Megan L. Randle, Ebbie Murphy, Sharlet Watts,
Angela Zavala, Michelle Jones, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared Megan L. Randle, 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 10th day of February, 2022.



Evon Martinez
NOTARY PUBLIC in and for

Wharton COUNTY
My commission expires: 09/20/2025
Print Name of Notary:
Evon Martinez

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 Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.

Declarants Name: _____
Date: _____