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FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

OCT 07 2021

**WILLIAMSON County**

**Deed of Trust Dated:** March 15, 2018

**Amount:** \$302,477.00

**Grantor(s):** DARRYL FLOWERS and TERRY FLOWERS

**Original Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC

**Current Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL

**Mortgage Servicer and Address:** c/o THE MONEY SOURCE INC., 3138 EAST ELWOOD STREET, PHOENIX, AZ 85034

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2018021630

**Legal Description:** LOT 12, BLOCK I, STAR RANCH SECTION 7 PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2017016026, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

Nancy E. Kasper 1:13  
County Clerk Williamson Co., TX Bm

**Date of Sale:** December 7, 2021 between the hours of 10:00 AM and 1:00 PM.

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


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WILLIAMSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

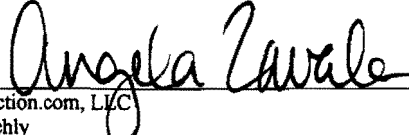
DAVID ACKEL OR SARA EDGINGTON, TRAVIS KADDATZ, AARTI PATEL, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR, SHARLET WATTS, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, COLETTE MAYERS, CONNIE MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE LEWIS, CLYDE COBB, MONTGOMERY MEDLEY, JULIE MARTIN, BOB FRISCH, ARNOLD MENDOZA OR JODI STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
**Anthony Adao Garcia, ATTORNEY AT LAW**  
HUGHES, WATTS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-007439

  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618