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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#: 21-25728

FILED FOR RECORD

NOV 04 2021

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



### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/13/2014, Adam Flores, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael H. Patterson, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR Affiliated Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$92,755.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR Affiliated Bank, which Deed of Trust is Recorded on 2/14/2014 as Volume 2014010167, Book , Page , Loan Modification recorded on 11/05/2019 as Instrument No. 2019106443 in Williamson 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;

**See attached exhibit "A" attached hereto and made a part hereof**

Commonly known as: **809 TALBOT ST, TAYLOR, TX 76574**

**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 **Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts** 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 **1/4/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Williamson** 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: **OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors 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.



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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.

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 11/1/2021

WITNESS, my hand this 11/4/21

*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

*Angela Zavala*

By: Substitute Trustee(s)  
Angela Zavala, Michelle Jones, Richard Zavala, Jr  
or Sharlet Watts  
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.***

### EXHIBIT "A"

THAT CERTAIN TRACT OF LAND SITUATED IN THE DICKSON'S FIRST ADDITION TO THE CITY OF TAYLOR, LOCATED IN WILLIAMSON COUNTY, TEXAS IN THE CITY OF TAYLOR; SUBJECT TRACT BEING PART OF AND OUT OF A CALLED LOT 1, BLOCK 5, DICKSON'S FIRST ADDITION, OF THE CITY OF TAYLOR, PLAT OF WHICH IS RECORDED IN VOLUME 27, PAGE 217 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS "0.152 ACRE" TRACT, CONVEYED IN A DEED WITH VENDOR'S LIEN FROM HUGH A. MCLAUGHLIN, JR., ET AL, TO JEFFERY LAINE HOLMAN, ET UX, DATED 10-12-83 AND RECORDED IN VOLUME 948, PAGE 813, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC); SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON JULY 28, 2003 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID "LOT 1", SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF TALBOT STREET, SAME BEING FOR THE SOUTHEAST CORNER OF A CALLED "LOT 4, BLOCK 5, DICKSON'S FIRST ADDITION", SAME BEING THE NORTHEAST CORNER OF SUBJECT TRACT, AND FOR THE NORTHEAST CORNER OF SAID "0.152 ACRE";

THENCE SOUTH 04°45'00" EAST (BASIS OF BEARINGS) WITH A LINE FOR THE EAST LINE OF SAID "LOT 1", A DISTANCE OF 50.13 FEET TO A 1/2" IRON ROD FOUND, BEING IN THE WEST RIGHT-OF-WAY LINE OF TALBOT STREET, SAME BEING THE SOUTHEAST CORNER OF SUBJECT TRACT, AND FOR THE APPARENT SOUTHEAST CORNER OF SAID "0.152 ACRE";

THENCE SOUTH 85°15'00" WEST, A DISTANCE OF 135.12 FEET TO A 1/2" IRON ROD SET (WITH CAP), BEING IN THE EAST LINE OF A CALLED 20 FOOT ALLEY (PER PLAT), SAME BEING THE SOUTHWEST CORNER OF SUBJECT TRACT, SAME BEING FOR THE SOUTHWEST CORNER OF SAID "0.152 ACRE", 1/2" IRON ROD FOUND, BEARING SOUTH 04°44'46" EAST, A DISTANCE OF 84.95 FEET, BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID 20 FOOT ALLEY, SAME BEING THE SOUTHWEST CORNER OF SAID "LOT 1";

THENCE NORTH 04°44'46" WEST WITH THE EAST LINE OF SAID 20 FOOT ALLEY AND WEST LINE OF SAID "LOT 1", A DISTANCE OF 50.13 FEET, TO A 1/2" IRON ROD SET (WITH CAP) FOR THE NORTHWEST CORNER OF SAID "LOT 1", SAME BEING THE NORTHWEST CORNER OF SAID "LOT 1", SAME BEING THE NORTHWEST CORNER OF SUBJECT TRACT, SAME BEING FOR THE NORTHWEST CORNER OF SAID "0.152 ACRE", 1" IRON PIPE FOUND, BEARING NORTH 04°44'46" WEST, A DISTANCE OF 133.83 FEET, SAME BEING FOR THE NORTHWEST CORNER OF SAID "LOT 4";

THENCE NORTH 85°15'00" EAST WITH A LINE FOR THE COMMON LINE OF SAID "LOT 1" AND SAID "LOT 4", A DISTANCE OF 135.12 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 0.156 ACRE.