

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#: 21-25574

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/27/2004, Kirk Morger, a married person and Suzanne MORGER SIGNING Pro FCRMA to Protect Lien Only, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BSM Financial, L.P. dba Banksourse Mortgage , its successors and assigns , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$83,486.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BSM Financial, L.P. dba Banksourse Mortgage , its successors and assigns , which Deed of Trust is Recorded on 9/14/2004 as Volume 158902, Book 550, Page 324, Rerecorded on 06/13/2014 as Instrument No. 2014032780 in Bexar 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;

Lot 88, Block 2, C, B, 4403, Legend Oaks, Unit 2, a Subdivision in Medina County and Bexar counties, Texas according to Plat Recorded in volume 8, Page 9, Medina County Plat records and Volume 9545, Page 76, Bexar County Plat records.

Commonly known as: **4503 CR 3841, SAN ANTONIO, TX 78253**

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 **Deborah Martin, Troy Martin, Cassie Martin, Alexis Martin, Elizabeth Anderson, Deanna Ray** 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A**, 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 **4/5/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Bexar 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: **THE AREA LOCATED OUTSIDE ON THE WEST SIDE OF THE BEXAR COUNTY COURTHOUSE WHICH IS NEAR THE INTERSECTION OF EAST NUEVA STREET AND THE CLOSED PORTION OF SOUTH MAIN AVENUE, SAN ANTONIO**

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

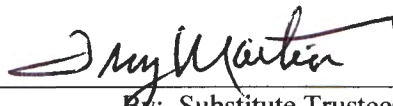
WITNESS, my hand this 1/25/2022



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1500 South Douglass Road, Suite 150
Anaheim, CA 92806

WITNESS, my hand this 2/7/2024



By: Substitute Trustee(s)
Deborah Martin, Troy Martin, Cassie Martin,
Alexis Martin, Elizabeth Anderson, Deanna Ray

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.



VG-42-2022-10

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 10

Foreclosure Posting

Recorded On: February 07, 2022 09:17 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 10
Receipt Number: 20220207000004
Recorded Date/Time: February 07, 2022 09:17 AM
User: Santiago E
Station: CCMARRIAGE1

Record and Return To:

MARTIN TROY



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX