

7537 N Us Highway 183, Lockhart, TX 78644

22-009477

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: 01/03/2023

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Caldwell 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 August 7, 2019 and recorded in the real property records of Caldwell County, TX and is recorded under Clerk's Instrument No. 2019-004089 with Juan Antonio Feregrino (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Amcap Mortgage, Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Juan Antonio Feregrino, securing the payment of the indebtedness in the original amount of \$225,587.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. TRACT 1:

BEING A TRACT OF LAND SITUATED IN THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, CALDWELL COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO HOMES SIMPLE OF TEXAS, INC., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2016-003461, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS AND BEING PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN COUNTY CLERK FILE NO. 2016-002301, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RAMESH C. APPAREDDY AND WIFE, VIJAYALAKSHMI APPAREDDY, BY DEED RECORDED IN VOLUME 273, PAGE 203, DEED RECORDS OF CALDWELL COUNTY, TEXAS AND LYING ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO UES LAND HOLDING COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED RECORDED IN COUNTY CLERK FILE NO. 2016-006287, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS:

Filed this 27th day of Oct 2022
10:42 A M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Yolanda Hernandez Deputy

Yolanda Hernandez



4763515

THENCE NORTH 80 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID APPAREDDY TRACT, A DISTANCE OF 307.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A 40 FOOT ACCESS EASEMENT DESCRIBED BY DEED RECORDED IN COUNTY CLERK FILE NO. 2016-003461, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS, SAME BEING A NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHRISTINE BEALL, AN UNMARRIED PERSON, BY DEED RECORDED IN VOLUME 357, PAGE 213, DEED RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE SOUTH 10 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID ACCESS EASEMENT AND SAID BEALL TRACT, A DISTANCE OF 121.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING AN "ELL" CORNER OF SAID BEALL TRACT;

THENCE SOUTH 64 DEGREES 36 MINUTES 44 SECONDS WEST, ALONG A NORTH LINE OF SAID BEALL TRACT, A DISTANCE OF 326.94 FEET TO A POINT FOR CORNER, SAID CORNER BEING A NORTHWEST CORNER OF SAID BEALL TRACT AND LYING ALONG THE EAST LINE OF SAID UES LAND HOLDING COMPANY TRACT;

THENCE NORTH 08 DEGREES 02 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF SAID UES LAND HOLDING COMPANY, A DISTANCE OF 211.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 51,678 SQUARE FEET OR 1.19 ACRES OF LAND.

TRACT 2: (40' ACCESS EASEMENT)

BEING A TRACT OF LAND SITUATED IN THE ISAAC JACKSON SURVEY, ABSTRACT NO. 157, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO CHRISTINE BEALL, AN UNMARRIED PERSON, BY DEED RECORDED IN VOLUME 357, PAGE 213, DEED RECORDS OF CALDWELL COUNTY, TEXAS AND BEING PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN COUNTY CLERK FILE NO. 2016-002301, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER LYING ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO RAMESH C. APPAREDDY AND WIFE, VIJAYALAKSHMI APPAREDDY, BUT DEED RECORDED IN VOLUME 273, PAGE 203, DEED RECORDS OF CALDWELL COUNTY, TEXAS AND LYING ALONG THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO HOMES SIMPLE OF TEXAS, INC., BY DEED RECORDED IN COUNTY CLERK FILE NO. 2016-003461, REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE NORTH 80 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID APPAREDDY TRACT, A DISTANCE OF 1042.41 FEET TO A METAL DISC FOUND FOR CORNER, SAID CORNER LYING ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MAYURI APPAREDDY, BY DEED RECORDED IN VOLUME 555, PAGE 252, DEED RECORDS OF CALDWELL COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF SAID BEALL TRACT AND ALSO BEING ALONG THE WEST LINE OF U. S. HIGHWAY 183 (PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 15 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID BEALL TRACT, A DISTANCE OF 40.19 FEET TO A POINT FOR CORNER, SAID CORNER BEING AN "ELL" CORNER OF SAID BEALL TRACT;

THENCE SOUTH 80 DEGREES 27 MINUTES 00 SECONDS WEST, OVER AND ACROSS BEALL TRACT, A DISTANCE OF 1045.84 FEET TO A POINT FOR CORNER, SAID CORNER BEING A NORTHWEST CORNER OF SAID BEALL TRACT AND LYING ALONG THE EAST LINE OF SAID HOME SIMPLE OF TEXAS TRACT;

THENCE NORTH 10 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID HOME SIMPLE OF TEXAS TRACT, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,762 SQUARE FEET OR 0.96 ACRES OF LAND.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

10/26/2022
Executed on _____
Gabrielle Davis
James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle Davis, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

OCT 27 2022
Executed on _____
Sharlet Watts
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Sharlet Watts, Angela Zavala, Michelle Jones,
~~Elizabeth Anderson~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sharlet Watts, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on OCT 27 2022 I filed at the office of the Caldwell County Clerk and caused to be posted at the Caldwell County courthouse this notice of sale.

Sharlet Watts
Declarant's Name: Sharlet Watts
Date: OCT 27 2022