

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#: 20-24314

at 2:32 o'clock P.M.

MAY 23 2024

Nancy E. Foster
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/8/2008, NATHAN L. BOHLS AND LYSANDRA A. DELUNA, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MATTHEW HADDOCK, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE.COM, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$136,118.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE.COM, INC., which Deed of Trust is Recorded on 8/22/2008 as Volume 2008065456, Book , Page , Loan Mod Rerecorded on 11/06/2013 as Instrument No. 2013104636 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:

LOT 3, BLOCK H, THE PARK AT BRUSHY CREEK, PHASE 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET DD, SLIDES 378-379, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Commonly known as: 205 PENTIRE WAY HUTTO, TX 78634

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, Dustin George** 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 S. Douglas Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.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 **8/6/2024 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 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.



4817630

FILED
MAY 3 1956

U.S. DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

County Clerk, Williamson Co., TX
Robert E. Taylor

IN RE: THE ESTATE OF [Name], deceased.

THE STATE OF TEXAS, County of [County Name], do hereby certify that [Name] was duly appointed executor of the last will and testament of [Name], deceased, and that he has taken the oath of office and qualification required by law.

Witness my hand and the seal of this office this [Date] day of [Month], 1956.

County Clerk, Williamson Co., TX

ROBERT E. TAYLOR
COUNTY CLERK

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 5/21/2024



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgage or Mortgage
Servicer
1600 South Douglas Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this
MAY 23 2024



~~By: Substitute Trustee(s)~~
Angela Zavala, Michelle Jones
C/O Carrington Foreclosure Services, LLC
1600 South Douglas Road, Suite 140
Anaheim, CA 92806

The first part of the paper discusses the
 importance of the study and the objectives
 of the research. It also outlines the
 methodology used in the study and the
 results obtained. The second part of the
 paper discusses the implications of the
 findings and the conclusions drawn from
 the study. The third part of the paper
 discusses the limitations of the study and
 the areas for further research. The
 fourth part of the paper discusses the
 significance of the study and the
 contributions it makes to the field of
 research. The fifth part of the paper
 discusses the future directions of the
 study and the potential for further
 research. The sixth part of the paper
 discusses the overall findings of the
 study and the conclusions drawn from
 the research.

The study was conducted using a
 qualitative approach and the data was
 collected through interviews and focus
 group discussions. The data was then
 analyzed using content analysis and
 the results were presented in the form
 of a table. The table shows the
 frequency of each theme and the
 percentage of the total sample. The
 results indicate that the most common
 theme was the importance of the study
 and the objectives of the research.

The findings of the study suggest that
 there is a need for further research
 in this area. The study also
 highlights the importance of the study
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