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MAY 16 2023

MAY 10 2023

Nancy E. Roster

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County Clerk, Williamson Co. TX

County Clerk, Williamson Co. TX

151 BAKER LANE
LEANDER, TX 78641

0000008905721

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: August 01, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 07, 2011 and recorded in Document CLERK'S FILE NO. 2011060709; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018064973 real property records of WILLIAMSON County, Texas, with LUKAS APPLEFORD AND MISTY APPLEFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LUKAS APPLEFORD AND MISTY APPLEFORD, securing the payment of the indebtednesses in the original principal amount of \$141,324.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TOWD POINT MASTER FUNDING TRUST 2021-PMI is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ANGELA ZAVALA OR MICHELLE JONES whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

TRACT 1: THE SURFACE ONLY OF A TRACT OR PARCEL OF LAND, 0.775 ACRES MORE OR LESS, BEING OUT OF AND A PART OF LOT 4, SOUTH SAN GABRIEL RANCHES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET B, SLIDES 86-87, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.775-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; AND BEING THE SAME PROPERTY CONVEYED TO BARRY HUGHEY AND WIFE MARIE HUGHEY BY DEED RECORDED IN VOLUME 1847, PAGE 163, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES DESCRIBING 0.775 OF AN ACRE OF LAND OUT OF A PORTION OF THE L.B. JOHNSON SURVEY ABS NO 350 IN WILLIAMSON COUNTY, TEXAS, AND BEING KNOWN AS TRACT 4C BEING A PORTION OF TRACT 4 OF SOUTH SAN GABRIEL RANCHETTES A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS RECORDED IN CABINET B, SLIDE 86 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, TOGETHER WITH A 30 FOOT WIDE ACCESS EASEMENT DESCRIBED IN DOCUMENT NO. 2009082487 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE BUCK C. CORNFORTH AND MELISA D. KNIGHT TRACT RECORDED IN DOCUMENT NO. 2000019915 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAME BEING THE SOUTH LINE OF THE KATHY M. AUBIN RECORDED IN DOCUMENT NO. 1998048862 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF THE AUBIN TRACT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT N 51 DEG 01' 09" E, 195.40 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ROSAS TRACT RECORDED IN DOCUMENT NO. 2007057188 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF THE ROSAS TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT S 45 DEG 09' 00" E (BEARING BASIS) 164.87 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, SAME BEING THE NORTHEAST CORNER OF THE CHAVEZ TRACT RECORDED IN DOCUMENT NO. 2006001356 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF THE CHAVEZ TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT S 46 DEG 14' 27" W, 165.95 FEET PASSING THE NORTHEAST LINE OF A 30' ROAD EASEMENT IN ALL A TOTAL DISTANCE OF 195.95 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF THE BUCK C. CORNFORTH TRACT FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF THE CORNFORTH TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 44 DEG 38' 06" W, 181.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.775 OF AN ACRE OF LAND.

TRACT 2, EASEMENT ESTATE: THAT CERTAIN 30-FOOT WIDE ACCESS EASEMENT CREATED BY AND MORE FULLY DESCRIBED IN DEED TO BARRY HUGHEY AND WIFE MARIE HUGHEY RECORDED IN VOLUME 1847, PAGE 163, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 3, EASEMENT ESTATE: THE USE AND BENEFIT OF ROAD EASEMENT(S) SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDES 86-87, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.