



\*VG-371-2023-3\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 3

Foreclosure Posting

Recorded On: January 10, 2023 02:03 PM

Number of Pages: 5

" 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: 3  
Receipt Number: 20230110000014  
Recorded Date/Time: January 10, 2023 02:03 PM  
User: Melody E  
Station: cclerk01

**Record and Return To:**

MARTHA ROSSINGTON



STATE OF TEXAS  
Blanco 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 Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX

FILED this 10 day of Jan 2023  
LAURA WALLA  
County Clerk Blanco County, Texas  
By Melody Easter Deputy

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-04046

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: **2/7/2023**  
Time: **The earliest time the sale will begin is 10:00 AM**  
Place: Blanco County Courthouse, Texas, at the following location: 101 E. Cypress, Johnson City, TX 78636 SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Being Lot 11, Country Estates Subdivision, Blanco County, Texas, according to Map or Plat in Volume 1, Page 72, Plat records of Blanco County, Texas.

Commonly known as: 1015 Oakridge Dr Blanco, TX 78606

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 12/8/2020 and recorded in the office of the County Clerk of Blanco County, Texas, recorded on 12/11/2020 under County Clerk's File No 205205, in Book - and Page - of the Real Property Records of Blanco County, Texas.

**Grantor(s):** Robert Carr Wood, an unmarried man  
**Original Trustee:** Allan B. Polunsky  
**Substitute Trustee:** Auction.com, John Blackburn, Deanna Ray, Vanessa Ramos, Martha Rossington, Thomas Rossington, T. Reynolds Rossington, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Kevin Key, Jay Jacobs, Nestor Trustee Services, LLC  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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

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authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$284,747.00, executed by Robert Carr Wood, an unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
**10500 Kincaid Drive**  
**Fishers, IN 46037**  
**Phone: 855-690-5900**

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: 1-10-2023

Auction.com, John Blackburn, Deanna Ray, Vanessa Ramos, Martha Rossington, Thomas Rossington, T. Reynolds Rossington, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Kevin Key, Jay Jacobs, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

T.S. #: 2022-04046

**CERTIFICATE OF POSTING**

My name is Martha Rossington and my address is 10 Mountain Top Trail, Beers, FL. I declare under penalty of perjury that on January 10, 2023 I filed at the office of the Blanco County Clerk and caused to be posted at the Blanco County courthouse this notice of sale.

Martha Rossington  
Declarants Name: MARtha Rossington  
Date: 1-10-2023