



VG-371-2024-15

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 15

Foreclosure Posting

Recorded On: June 27, 2024 11:40 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: 15
Receipt Number: 20240627000008
Recorded Date/Time: June 27, 2024 11:40 AM
User: Sheila M
Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON

FILED this 27 day of June 2024
LAURA WALLA
County Clerk Blanco County, Texas
By Sheila M Deputy



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

Laura Walla

24-213905

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 16, 2021	Original Mortgagor/Grantor: MINERVA NERI AND RAUL NERI IBARRA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SWBC MORTGAGE CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-214911	Property County: BLANCO
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$181,649.00, executed by ANDRES ROMERO MIJARES; BEATRIZ TOCA ROMERO; MINERVA NERI and RAUL NERI IBARRA and payable to the order of Lender.

Property Address/Mailing Address: 147 BRIANNA CIR, JOHNSON CITY, TX 78636

Legal Description of Property to be Sold: LOT 8, BLOCK A, OF THE REPLAT OF LOTS 6, 7, AND 8 OF THE THE CREEK VIEW ESTATES SUBDIVISION, SECTION 2, A SUBDIVISION IN BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 205-206, OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 6-8, BLOCK A, THE CREEK VIEW ESTATES SUBDIVISION, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INVOLUME 3, PAGE 176-177, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.
AP N ILL : 83662

Date of Sale: August 6, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Blanco County Courthouse, 101 E. Pecan, Johnson City, TX 78636 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SWBC MORTGAGE CORPORATION* , the owner and holder of the Note, has requested T. Reynolds Rossington, Martha Rossington,



Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SWBC MORTGAGE CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, T. Reynolds Rossington, Martha Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by T. Reynolds Rossington, Martha Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Posted:
Martha Rossington

/s/Mary Akapo
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