

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 15, 2004 and recorded on June 21, 2004 as Instrument Number 043430 in the real property records of GILLESPIE County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the main front door facing main street of the Gillespie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHRISTEN S. CRENWELGE AND DOUGLAS P. CRENWELGE secures the repayment of a Note dated June 15, 2004 in the amount of \$118,170.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

DEC 21 2023

FILED

LINDSEY BROWN
COUNTY CLERK-Gillespie Co., Texas

By

Laura Strutz
Deputy



4804901

Substitute Trustee(s): Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Martha Rossington, declare under penalty of perjury that on the 9th day of December, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GILLESPIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

being an angle point on the west boundary line of said 6.22 acre tract, for an angle point boundary line of this tract;

Thence S.27°15'59"W., 25.67' (called 25.68') generally along a fence, to a nail set in concrete post, being the southwest corner of said 6.22 acre tract, same being on the northeast right-of-way line of S. Highway No. 87, for the southeast corner of this tract;

Thence N.46°57'01"W., 521.99' (called 522.10') generally along a fence, to a concrete monument found at a flare corner on the northeast right-of-way line of said U. S. Highway corner of this tract;


Thence N.05°50'06"W., 136.50' (called 136.50') generally along a fence, to a concrete monument found at the end of said flare on the northeast right-of-way line of said U. S. Highway for an interior corner of this tract;

Thence N.46°38'36"W., 9.80' (called 9.80') along a gate, to a ½" iron pin set at the intersection of the northeast right-of-way line of said U. S. Highway No. 87 with the southeast right-of-way line of Mountain Loop, for the west corner of this tract;

Thence along the southeast right-of-way line of said Cherry Mountain Loop, same being boundary line of this tract, the following two (2) courses and distances;

- 1.) N.52°40'04"E., 327.29' (called 327.29') to a ½" iron pin found;
- 2.) N.57°31'54"E., 147.35' (called 147.34') to the Point of Beginning.

I, Rodney W. Little, Registered Professional Land Surveyor, do hereby certify that this document was prepared from an actual survey made on the ground, under my supervision.
This the 15th day of April, 2004.


Rodney W. Little, R.P.L.S.
Texas Registration No. 4394



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