

FILED FOR RECORD

2025 MAY 15 AM 7:43

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

MIDWEST LOAN SERVICES (MLS)
SCHAFFER, TAYLOR
6725 TEMPLIN COURT, SAN ANGELO, TX 76904

CONVENTIONAL
Firm File Number: 25-042665

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 28, 2022, TAYLOR DEAN SCHAFFER AND ADDISON XAN SCHAFFER, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RORY C. BALLARD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSITY LENDING GROUP, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of TOM GREEN COUNTY, TX and is recorded under Clerk's File/Instrument Number 202215163, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, July 1, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in TOM GREEN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Tom Green, State of Texas:

LOT 3, BLOCK 1, SECTION ONE, SUNSET RANCH ESTATES, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 426, PAGE 670-671, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TOM GREEN COUNTY, TEXAS.

Property Address: 6725 TEMPLIN COURT
SAN ANGELO, TX 76904
Mortgage Servicer: MIDWEST LOAN SERVICES
Mortgagee: UNIVERSITY LENDING GROUP
400 QUINCY ST.
6TH FLOOR
HANCOCK, MI 49930

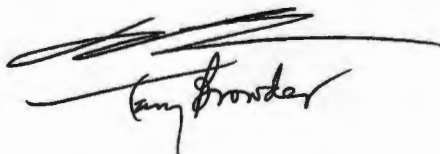
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

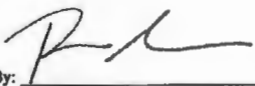
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Cary Corenblum Shaw n Schiller, Auction.com
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 14, 2025.



By: 
Ronny George
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Grant Tabor
Texas Bar No. 24027905
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Attorneys for UNIVERSITY LENDING GROUP

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 military service to the sender of this notice immediately.