

Our File Number: 16-11238  
Name: ARMANDO RENTERIA, A SINGLE MAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 20, 2013, ARMANDO RENTERIA, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to TROY D. PHILLIPS, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC., DBA TOWN SQUARE FINANCIAL, A GEORGIA CORPORATION., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20131223001670840, in the DEED OF TRUST OR REAL PROPERTY records of COLLIN COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 6, 2016**, 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, I will sell said Real Estate at the County Courthouse in COLLIN COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows:

UNIT NO. V-3 OF COLLIN GREENE, PHASE II AND PHASE III, A CONDOMINIUM IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 2, PAGE 1, CONDOMINIUM RECORDS OF COLLIN COUNTY, TEXAS. ALSO RECORDED IN VOLUME 1444, PAGE 383, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

SUPPLEMENTARY DECLARATION FOR PHASE II AND III RECORDED IN VOLUME 2, PAGE 201, CONDOMINIUM RECORDS, COLLIN COUNTY, TEXAS. AS CORRECTED BY INSTRUMENT RECORDED IN VOLUME 1534, PAGE 132, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

Property Address: 2204W PARK BLVD #3103  
PLANO, TX 75075  
Mortgage Servicer: CENLAR FSB  
Noteholder: PINGORA LOAN SERVICING, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 28<sup>th</sup> day of September, 2016.

Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Phillip Pierceall, Ross Bandy, Travis Kaddatz, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Doug Rodgers, Evan Press, Mitch Jordan, Bob Dickerson, Craig Muirhead, Wendy Lambert, Matt Hansen, Terry Waters, Kristie Alvarez, Michelle Schwartz, Substitute Trustees

FILED

2016 SEP 28 PM 12:36

STACY WELP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: DEPUTY

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300