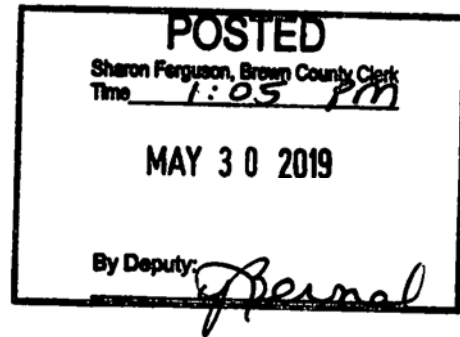


[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567



TS#: 18-21159

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/5/2006, EDITH H. VARGAS AND RICARDO S. VARGAS, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of SCOTT VALBY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$37,352.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, which Deed of Trust is Recorded on 5/10/2006 as Volume 20063118, Book 1614, Page 985, in Brown County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING 0243 ACRES OF LAND, ALL OF LOT NO. 1, BLOCK NO. 5 OF THE RE-PLAT OF GREEN ACRES SUBDIVISION IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 22 OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS; SAID 0.243 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN MARCH, 2006;

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF THAT CERTAIN PUBLIC ROAD KNOWN AS HEMPHILL STREET FOR THE WEST CORNER OF LOT NO. 2 AND THE SOUTH CORNER HEREOF;

TENCE NORTH 49° 19' 00" WEST A DISTANCE OF 92.00 FEET ALONG THE NORTHEAST LINE OF SAID HEMPHILL STREET TO A 1/2 INCH IRON ROD SET IN THE SOUTHEAST LINE OF THAT CERTAIN PUBLIC ROAD KNOWN AS VALLEY VIEW DRIVE FOR THE WEST CORNER HEREOF;

TENCE NORTH 45° 00' 00" EAST A DISTANCE OF 113.60 FEET ALONG THE SOUTHEAST LINE OF SAID VALLEY VIEW DRIVE TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF SAID SUBDIVISION AND FOR THE NORTH CORNER HEREOF;

TENCE SOUTH 48°44'27" EAST A DISTANCE OF 95.89 FEET ALONG THE NORTHEAST LINE OF SAID SUBDIVISION TO A CALCULATED POINT FOR THE NORTH CORNER OF



4695337

SAID LOT NO. 2 AND THE EAST CORNER HEREOF AND FROM WHICH A FENCE CORNER POST FOUND BEARS SOUTH 42° 06' 05" WEST A DISTANCE OF 0.52 FEET;

THENCE SOUTH 47° 00' 00" WEST A DISTANCE OF 113.00 FEET; ALONG THE NORTHWEST LINE OF SAID LOT NO. 2 TO THE POINT OF BEGINNING, CONTAINING 0.243 ACRES MORE OR LESS, AS SHOWN ON CERTIFIED PLAT PREPARED HEREWITH.

Commonly known as. **604 HEMPHILL STREET, BROWNWOOD, TX 76801**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/6/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Brown County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows. **THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

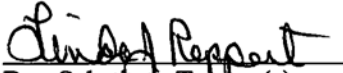
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney

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.

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.

WITNESS, my hand this 5/29/2019



By: Substitute Trustee(s)

Linda J Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.