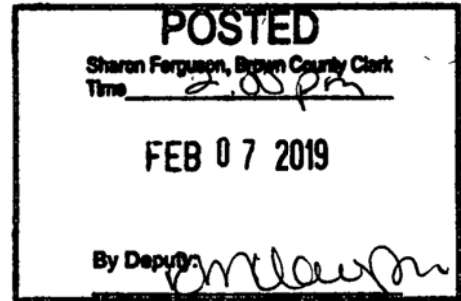


[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO]

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# 18-21065

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/4/2009, GWEN NEAL, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL H. PATTERSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR AFFILIATED BANK, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$49,423 00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR AFFILIATED BANK, which Deed of Trust is Recorded on 12/7/2009 as Volume 20097258, Book 1764, Page 944, 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 A 0.220 ACRES TRACT OF LAND OUT OF LOT 2, BLOCK Z OF THE COGGIN ADDITION, AN ADDITION TO THE CITY OF BROWNWOOD, AS RECORDED IN VOLUME 1, PAGE 87 OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS CONVEYED TO CICELY D. MOORE BY DEED RECORDED IN VOLUME 1756, PAGE 887 OF THE DEED RECORDS OF BROWN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 3RD STREET, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO A B & R MANAGEMENT SERVICE, INC. BY DEED RECORDED IN VOLUME 1615, PAGE 132 OF THE DEED RECORDS OF BROWN COUNTY, TEXAS, AND BEING N 31° 00' 00" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET, A DISTANCE OF 100.00 FEET FROM THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I;

THENCE S 54° 00' 00" W, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET, AND ALONG THE NORTHERLY LINE OF SAID A B & R MANAGEMENT SERVICES, INC. TRACT, A DISTANCE OF 92.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR A CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY;

THENCE N 31° 00' 00" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR A COMER,



4684300

SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO INSPIRIT LLC BY DEED RECORDED IN VOLUME 1694, PAGE 913 OF THE DEED RECORDS OF BROWN COUNTY, TEXAS;

THENCE N 54° 00' 00" E, ALONG THE SOUTHERLY LINE OF THE SAID INSPIRIT LLC TRACT, A DISTANCE OF 192.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR A CORNER ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET;

THENCE S 31° 00' 00" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING.220 ACRES OF LAND, MORE OR LESS.

Commonly known as. **1611 3RD ST, BROWNWOOD, TX 76801**

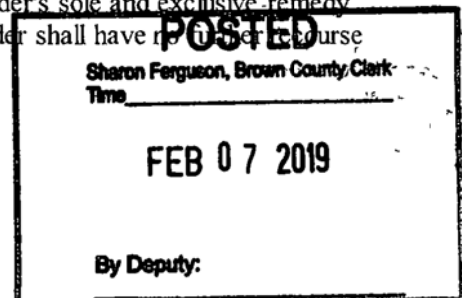
WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Connie Cobb, Constance Lewis, Clyde Cobb, Sarah Champine-Garcia**, 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 **4/2/2019 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 **ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT**

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

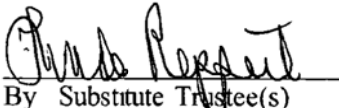


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 2/6/2019



By Substitute Trustee(s)

Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Conne Cobb, Constance Lewis, Clyde Cobb, Sarah Champine-Garcia,
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.

