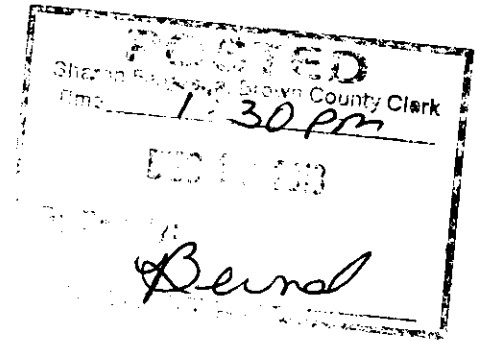


[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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#: 18-21649

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/26/2009, ~~CRAIG BLANTON~~, A MARRIED PERSON JOINED HEREIN BY HOLLI BLANTON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of JONI BAQUERIZO, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for AMERICAN SOUTHWEST MORTGAGE CORP., its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$116,178.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for AMERICAN SOUTHWEST MORTGAGE CORP., its successors and assigns, which Deed of Trust is Recorded on 5/29/2009 as Volume 2009-3296, Book 1746, Page 727, Loan Mod recorded on 07/27/2016 as Inst #20164405 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;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **301 GRANDVIEW DRIVE, EARLY, TX 76802**

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, Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton** 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 **BANK OF AMERICA, N.A.**, 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.



4678829

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on ~~12/5/2019 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.

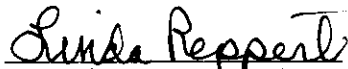
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 12/11/2018



By: Substitute Trustee(s)

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

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.

IB PROPERTIES
BROWN CO.

FIELD NOTES, 0.342 ACRES
LOT 2, BLOCK 3, SUNNY DALE ACRES
CITY OF EARLY, BROWN COUNTY, TEXAS
PLAT RECORDED AT VOLUME 2 PAGE 112
PLAT RECORDS OF BROWN COUNTY, TEXAS
DEED RECORDED AT VOLUME 1559 PAGE 250
DEED RECORDS OF BROWN COUNTY, TEXAS
ALSO KNOWN AS 301 GRANDVIEW DR. EARLY, TEXAS

FN 06069
JUNE 19, 2006

FIELD NOTE DESCRIPTION OF A 0.342 ACRE TRACT OF LAND BEING LOT 2, BLOCK 3, SUNNY DALE ACRES ADDITION TO THE CITY OF EARLY, BROWN COUNTY, TEXAS, THE PLAT OF WHICH IS RECORDED AT VOLUME 2 PAGE 112 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT TRACT CONVEYED TO IB PROPERTY HOLDINGS, LLC BY SUBSTITUTE TRUSTEE'S DEED RECORDED AT VOLUME 1559 PAGE 250 OF THE BROWN COUNTY DEED RECORDS; SAID 0.342 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in concrete in the Northeast line of Crescent Drive and being the West corner of Lot 1 and the South corner of Lot 2, both of Block 3 of Sunny Dale Acres Addition to the City of Early, Brown County, Texas, the plat of which is recorded at Volume 2 Page 112 of the Brown County Plat Records and being the South corner of that tract conveyed to IB Property Holdings, LLC by substitute trustee's deed record at Volume 1559 Page 250 of the Brown County Deed Records, being the same property conveyed from Justus Properties, Inc. to Bonnie Arnold, Justin Storch and Malissa Storch by deed recorded at Volume 1425 Page 355 of the Brown County Deed Records, for the South corner of the herein described tract;

THENCE, along the Northeast line of said Crescent Drive, N45°47'24"W, 125.32 feet to an iron rod found in concrete as the beginning of a curve to the right with radius of 25 feet, arc length of 39.45 feet, central angle of 90°25'21" and a chord length of 35.49 feet which bears N0°27'42"W to an iron rod found in concrete as the end of said curve and being in the Southeast line of Grandview Drive;

THENCE, with the Southeast line of said Grandview Drive, N44°05'04"E, 75.04 feet to an iron rod set as the North corner of said Lot 2, the West corner of Lot 3 of said Block 3 and the North corner hereof;

THENCE, along the common line of said Lot 2 and said Lot 3, S45°44'00"E, 150.00 feet to a point in the Northwest line of said Lot 1 and occupied by a power pole which bears S68°53'58"E, 2.23 feet from the outside corner of a block wall and being the South corner of said Lot 3, the East corner of said Lot 2 and the East corner hereof;

THENCE, along the common line between said Lot 1 and said Lot 2, S43°57'38"W, 100.13 feet to the POINT OF BEGINNING and calculated to contain 0.342 acres therein.

SUBJECT TO: This tract is subject to a 5-foot Utility Easement along the side and rear lot lines and 25-foot building setback line from streets as shown on Plat recorded at Volume 2 Page 112 of the Brown County Plat Records.

HEARING BASIS: Bearings for this survey are based on iron rods found as the Southeast line of Grandview Drive, S44°16'W.

I, the undersigned do hereby certify that the foregoing Field Notes and accompanying Survey Plat were prepared from an actual survey made on the ground, the Records of Brown County, Texas and surveys of area properties; that the corners and boundaries with marks natural and artificial are as found on the ground, that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me are shown or described hereon, that said property has access to and from a dedicated roadway and that a portion of said property IS NOT located within a flood plain area as delineated by the Federal Emergency Management Agency, FEMA, on Flood Insurance Rate Map, FIRM, Panel No. 480008 01 B dated July 1, 1987.

Larry G. Hada 679-02
Larry G. Hada, R.P.L.S.
State of Texas No. 2153



7/25/06
Valarie Shreves