

Postcard
FILED FOR RECORD
TIME 1:30 pm

[RECORDING REQUIRED BY
AND WHEN RECORDED MAIL 10]

JAN 24 2019

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

Sharon Ferguson Brown County Clerk
Deputy [Signature]

TS# 18-21309

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/1/2016, JENNIFER FOJTASEK, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RECON TRUST COMPANY N A , as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , SOLELY AS NOMINEE FOR BANK OF AMERICA, N A , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,641.00 payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC SOLELY AS NOMINEE FOR BANK OF AMERICA, N A , which Deed of Trust is Recorded on 4/5/2016 as Volume 20161955 Book 198, Page 108, 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,

A 0.33 ACRE TRACT OF LAND BEING LOT NO 5, OF BLOCK 3 OF THE SOUTH SIDE ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 112 A. PLAT RECORDS, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO COLEEN KINGSLAND RECORDED IN VOLUME 173, PAGE 773, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 3/8" REBAR ROD (LEANING) (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID LOT 5 AND LOT 4, SAME BEING THE NORTH CORNER OF SAID KINGSLAND TRACT AND THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE COMMON LINE BETWEEN SAID BLOCK 3 AND 7TH ST ,

THENCE S 32° 34' 19" E, 75.00 FEET ALONG THE COMMON LINE BETWEEN SAID BLOCK 3 AND 7TH ST. SAME BEING THE NORTHEAST LINE OF SAID LOT 5 AND KINGSLAND TRACT, TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED A.L.S. 6224 6332 FOR A COMMON CORNER BETWEEN SAID LOT 5 AND LOT 6, SAME BEING A COMMON CORNER BETWEEN SAID KINGSLAND TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO JOHNNY TEMPLETON, ET UX RECORDED IN VOLUME 447, PAGE 127, OF SAID

OFFICIAL PUBLIC RECORDS;



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THENCE S 53° 15' 34" W, 190.00 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 5 AND LOT 6, SAME BEING THE COMMON LINE BETWEEN SAID KINGSLAND TRACT, TEMPLETON TRACT, AND A TRACT OF LAND DESCRIBED IN A DEED TO MINERVA S VALLEJO RECORDED IN VOLUME 59, PAGE 41, OF SAID OFFICIAL PUBLIC RECORDS, TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED A L.S. 6224 6332 FOR A COMMON CORNER BETWEEN SAID LOT 5 AND LOT 6, SAME BEING A COMMON CORNER BETWEEN SAID KINGSLAND TRACT AND VALLEJO TRACT, SAID POINT BEING LOCATED IN THE NORTHEAST LINE OF A 20' ALLEY;

THENCE N 32° 34' 19" W, 75.00 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 5 AND 20' ALLEY, SAME BEING THE SOUTHWEST LINE OF SAID KINGSLAND TRACT AND THIS DESCRIBED TRACT, TO A CHAIN-LINK POST (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID LOT 5 AND PREVIOUSLY MENTIONED LOT 4, SAME BEING THE WEST CORNER OF SAID KINGSLAND TRACT AND THIS DESCRIBED TRACT;

THENCE N 53° 15' 34" E, 190.00 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 5 AND LOT 4, SAME BEING THE NORTHWEST LINE OF SAID KINGSLAND TRACT AND THIS DESCRIBED TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.33 ACRES OF LAND.

Commonly known as 1515 7TH 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 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 **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: **THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801**

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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 1/23/2019


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 Cartoll 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.

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