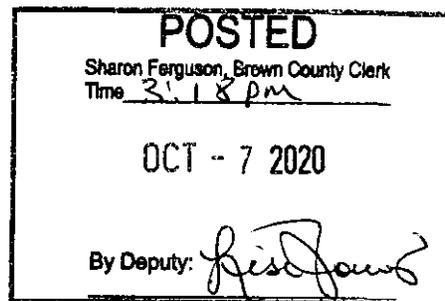


Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 20-25050



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/11/2013, RUSSELL VANDERBURG AND WIFE, JAMIE VANDERBURG, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, 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 \$97,244.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR AFFILIATED BANK, which Deed of Trust is Recorded on 12/17/2013 as Volume 20138749, Book 111, Page 932, Loan Mod recorded on 12/30/2019 as Inst # 1907856 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;

ALL that tract of land Brown County, Texas, Said tract being part of Lot 2, of the Shamrock Shores Acres Addition. Section R-2 to Brown County, Texas, said tract being the West 112.8' of the same tract described in a Deed of Trust as recorded in Volume 215, Page 749, Real Property Records of Brown County, Texas and being more particularly described by metes and bounds of
See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 6330 COUNTY RD 551, 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**, 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 **12/1/2020 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**

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.



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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 10/5/2020

WITNESS, my hand this October 7, 2020

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Linda Reppert

By: Substitute Trustee(s)
Linda Reppert,
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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

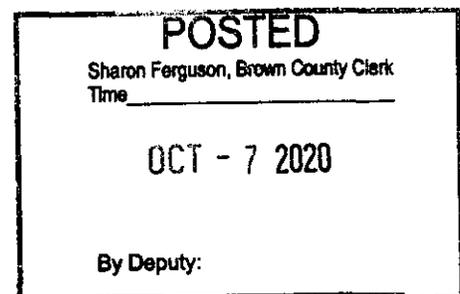


EXHIBIT "A"

All that tract of land in Brown County, Texas, said tract being part of Lot 2, of the Shamrock Shores Acres Addition, Section R-2 to Brown County, Texas, said tract being the West 112.8' of the same tract described in a Deed of Trust as recorded in Volume 215, Page 749, Real Property Records of Brown County, Texas, said tract being more fully described as follows:

BEGINNING at an iron stake found in the ground in the North line of County Road 551, said stake marking the Southwest corner of said Lot 2 and this tract;

THENCE N 0°57' 00" W 200.00' along a fence line to an iron stake found in the ground in the South line of Neal Drive, said stake marking the Northwest corner of said Lot 2 and this tract;

THENCE N 89° 03' 00" E 112.80' along said South line to an iron stake found in the ground, said stake marking the Northeast corner of this tract, the Northeast corner of said Lot 2 being located N 89° 03' 00" E 105.00' from said stake set;

THENCE S 0° 57' 00" E 200.00 to an iron stake found in the ground in the North line of County Road 551, said stake marking the Southeast corner of this tract, the Southeast corner of said Lot 2 being located N 89° 03' 00" E 105.00' from said stake set;

THENCE S 89° 03' 00" W 112.80' along said North line to the place of beginning.

INSTRUMENT NO. 8749

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STATE OF TEXAS
COUNTY OF BROWN

FILED DECEMBER 17, 2013 03:47 PM

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

RETURN TO:

BROWN COUNTY ABSTRACT CO INC
201 S BROADWAY
BROWNWOOD TX 76801

RECORDED
INDEXED



DEPUTY: *Sharon Ferguson*
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS

POSTED
Sharon Ferguson, Brown County Clerk
Time _____
OCT - 7 2020
By Deputy: _____