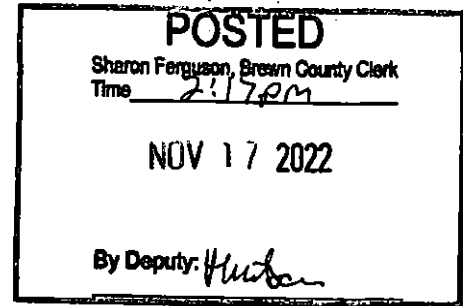


Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27655



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/25/2010, Stephen Finch and wife, Erika Finch, 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. ("MERS"), as beneficiary, as nominee 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 \$128,471.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Affiliated Bank, which Deed of Trust is Recorded on 8/31/2010 as Volume 2010-5022, Book 1788, Page 939, Loan Modification recorded on 7/06/2015 as Instrument No. 2015-4182 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: **102 HILLVIEW CIR BROWNWOOD TX**

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, Kevin Key and Jay Jacobs**, **Dustin George** 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, 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 **2/7/2023 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: **SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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.



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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.

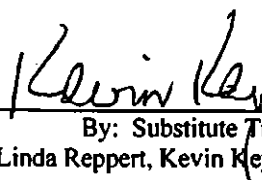
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 11/16/2022



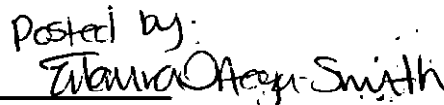
By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 11-16-2022



By: Substitute Trustee(s)
Linda Reppert, Kevin Key and Jay Jacobs

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Posted by:


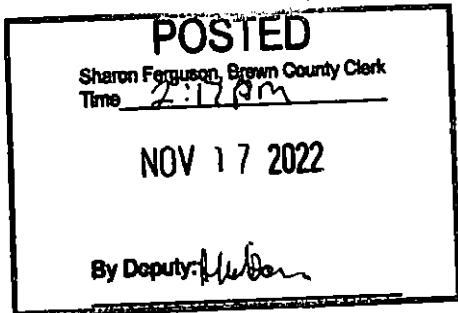


EXHIBIT "A"

Being 0.36 of an acre of land, situated in the City of Brownwood, Brown County, Texas, and being all of Lot 10, Block B, Oakdale Acres First Extension, as shown on the Plat Recorded in Volume 2, at Page 88, Plat Records of Brown County, Texas, and being the land that is described in a deed from Donna Ray Mikeska et vir, to John W. May et ux, recorded in Volume 1783, at Page 869, Deed Records of Brown County, Texas, and further described as follows:

BEGINNING at a 1/2 inch iron rod set at the Southwest corner of Lot 10 and the Southeast corner of Lot 11, and being in the North line of Hillview Circle, for the Southwest corner of this tract;

THENCE N 01° 21' 00" E 121.73 feet, to a 1/2 inch iron rod set at the Northwest corner of Lot 10 and the Northeast corner of Lot 11, and being in the South line of Lot 13, for the Northwest corner of this tract;

THENCE S 86° 29' 00" E 97.02 feet, to a 1/2 inch iron rod set at a corner of Lot 10, and being the Southeast corner of Lot 13, and being a corner of Lot 14, for a corner of this tract;

THENCE S 52° 48' 00" E 87.99 feet, with the Northeast line of Lot 10, and the Southwest line of Lot 14, to a 1/2 inch iron rod set at the East corner of Lot 10, and being the North corner of Lot 9, for the East corner of this tract;

THENCE S 56° 14' 00" W 149.53 feet, to a 1/2 inch iron rod set at the South corner of Lot 10, and being the Northwest corner of Lot 9, and being in the North line of Hillview Circle, for the South corner of this tract;

THENCE with the North line of Hillview Circle, with the arc of a curve to the Left that has a Radius of 50.00 feet, an Arc distance of 52.27 feet, and being subtended by a Chord of N 65° 40' 21" W 49.92 feet, to the point of beginning and containing 0.36 of an acre of land.

INSTRUMENT NO. 5022

FILED AUGUST 31, 2010 08:40 AM

RETURN TO:

PECAN VALLEY TITLE CO

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
STATE OF TEXAS
COUNTY OF BROWN

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 Real property of Brown County, Texas.

DEPUTY: *[Signature]*
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS

RECORDED
COMPARED
INDEXED *[initials]*



POSTED
Sharon Ferguson, Brown County Clerk
Time 2:17pm

NOV 17 2022

By Deputy: *[Signature]*