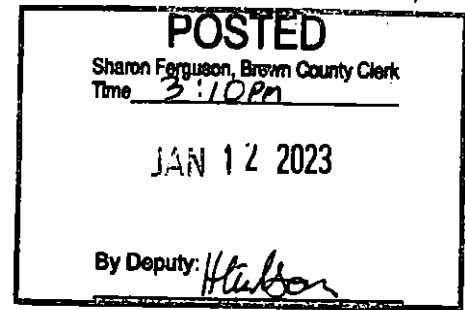


Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27278



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/3/2021, Jonathan D Delgado Sr and Tiffany Delgado, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Peirsonpatterson, LLP, as Trustee, Mortgage Electronic Registration Systems, Inc., ("MERS"), as beneficiary, as a nominee for Plaza Home Mortgage, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$186,558.00, payable to the order of Mortgage Electronic Registration Systems, Inc., ("MERS"), as beneficiary; as a nominee for Plaza Home Mortgage Inc., which Deed of Trust is Recorded on 8/4/2021 as Volume 2021 2105394, Book , Page , 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: **1407 12TH 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, Alexis Mendoza, Kevin Key or Jay Jacobs, Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs, Lemar Craves, Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington**

, **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 **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 **4/4/2023 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.



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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 1/10/2023

WITNESS, my hand this _____

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer.
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

By: Substitute Trustee(s)
Linda J. Reppert, Howard Whitney, Alexis
Mendoza, Kevin Key or Jay Jacobs, Linda J.
Reppert, Howard Whitney, Alexis Mendoza, Kevin
Key or Jay Jacobs, Lemar Craves, Christopher D.
Brown, and Stephen E. Haynes, Reyn Rossington

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

Noted by

Tom P. [Signature]

LOUIS C. STANLEY

POSTED
Sharon Ferguson, Brown County Clerk
Time 3:10 PM
JAN 12 2023
By Deputy: *[Signature]*

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 0.188 ACRE TRACT OF LAND BEING LOT 6R OF BLOCK 2 OF THE REPLAT OF LOTS 5,6,7 OF BLOCK 2 OF BROUGHTONS ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OF WHICH IS RECORDED AT VOLUME 5 PAGE 307 OF THE BROWN COUNTY PLAT RECORDS; SAID 0.188 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the Southwest line of 12th Street as the East corner of Lot 4 of Block 2 of Broughtons Addition the plat of which is recorded at Volume 1 Page 45 of the Brown County Plat Records and the North corner of Lot 6R of the Replat of Block 2 of Broughtons Addition the replat of which is recorded at Volume 5 Page 307 of the Brown County Plat Records the North corner of the herein described tract;

THENCE, along the Southwest line of said 12th Street, S31°17'22"E, 103.29 feet to an iron rod set as the North corner of Lot 7R of said replat and the East corner of said Lot 6R and the East corner hereof;

THENCE, along the common line with said Lot 7R, S51°27'35"W, 85.02 feet (plat call 83.11') to a pipe post as the occupied West corner of said Lot 7R, the North corner of Lot 8 of said Addition, the East corner of Lot SR of said Addition, the South corner of said Lot 6R, and the South corner hereof;

THENCE, with a wood fence along the common line with said Lot 5R, N31°26'32"W, 90.39 feet (plat call 91.70') to a pipe post in the Southeast line of said Lot 4 as the North corner of said Lot SR, the East corner of said lot 6R and the North corner hereof;

THENCE, along the common line with said Lot 4, N43°06'14"E, 87.82 feet (plat call 86.72') to the POINT OF BEGINNING and calculated to contain 0.188 acres therein.

BEARING BASIS: Bearings for this survey are based on True North from GPS observation; USA / NAD83 / Texas Central Zone.

