

Dec. 6, 2022

002164

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#: 21-25615

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/6/2015, Anthony Jackson, a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael H. Patterson, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for TIB - The Independent BankersBank, aState Bank, 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 \$52,040.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for TIB - The Independent BankersBank, aState Bank, its successors and assigns , which Deed of Trust is Recorded on 11/9/2015 as Volume 152200, Book 418, Page 519, DOT re-recorded on 10/19/2021 as Inst# 211682: Vol 0508;Pg0278 in Runnels 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;

Being an area of 0.115 acre of land out of Block 50, Boykin First Addition to the Town of Miles, Runnels County, Texas as per plat recorded in the office of county Clerk, Runnels County, Texas and said 0.115 acre tract and also being out of that certain 75' by 75' tract described and recorded in Volume 269, page 74, Official Public records of Runnels county, Texas and said 0.115 acre tract being more particularly described in Exhibit "A" attached hereto and incorporated herein.

Commonly known as: 108 SEVENTH ST MILES, TX 76861

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 Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne, 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 STANWICH MORTGAGE LOAN TRUST M**, 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 12/6/2022 at 10:00 AM, or no later than three (3) hours after such time, in Runnels 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: **OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4761118

POSTED September 29, 2022
At 8:38 o'clock A M
Elesa Ocker
County Clerk, Runnels County, Texas
By Loney Praca Deputy

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 9/28/2022

WITNESS, my hand this 9/29/22

Francesca Ojeda

By: Francesca Ojeda, 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)

Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FIELD NOTES

0.014 Acre

July 23, 2015
15-S-0967m

Being an area of 0.014 acre of land out of Block 50, Boykin First Addition to the Town of Miles, Runnels County, Texas as per plat recorded in the office of the County Clerk, Runnels County, Texas and said 0.014 acre tract and also being out of that certain 75' by 75' tract described and recorded in Volume 269, Page 74, Official Public Records of Runnels County, Texas and said 0.014 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/4" iron rod with cap set for the northwest corner of this tract and said 75' 75" tract and being in the east line of Groves Street and in the west line of said Block 50 and said beginning corner also being the southwest corner of a certain tract conveyed to Sergio Gutierrez and Veronica Gutierrez by deed dated September 26, 2011 and recorded in Volume 352, Page 724, Official Public Records of Runnels County, Texas;

Thence with the north line of this tract and said 75' by 75' tract and the south line of said Gutierrez tract, N. 68° 10' 45" E. 75.00 feet to the northeast corner of this tract and said 75' by 75' tract and the southeast corner of said Gutierrez tract;

Thence with the east line of this tract and said 75' by 75' tract, S. 21° 49' 15" E. 12.15 feet to a 1/2" iron rod with cap set for the southeast corner of this tract;

Thence with the south line of this tract and across said 75' by 75' tract, along and with a fence, S. 74° 18' 04" W. 75.43 feet to a 1/2" iron rod with cap set for the southwest corner of this tract in the west line of said 75' by 75' tract and said Block 50 and in the east line of said Groves Street;

Thence with the west line of this tract and said 75' by 75' tract and said Block 50 and the east line of said Groves Street, N. 21° 49' 15" W. 4.11 feet to the place of beginning and containing an area of 0.014 acre of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



FILED
AT 1:55 O'CLOCK P.
ON THE 9 DAY OF November
A.D. 20 15

STATE OF TEXAS
COUNTY OF RUNNELS
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Runnels County, Texas, in the Volume and Page as noted herein by me.



Julia Miller
COUNTY CLERK, RUNNELS COUNTY, TEXAS

JULIA MILLER
COUNTY CLERK, RUNNELS COUNTY, TEXAS
BY Nancy Evans, Deputy
NANCY EVANS, DEPUTY

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RECORDED November 9, 2015

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Surety Title