

POSTED

JUL 10 2023

Christine A. Jones
McCulloch, County Clerk

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#: 23-29186

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/18/2017, Christopher S. Nandin and Sarena K. Tettleton, husband and wife , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$96,224.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC , which Deed of Trust is Recorded on 9/18/2017 as Volume 48413, Book 451, Page 411, in McCulloch 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: **2006 OLD CALF CREEK ROAD BRADY, TX 76825**

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 **Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, T. Reynolds Rossington, Martha Rossington, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key , 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 **BankUnited N.A.**, 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 **9/5/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **McCulloch** 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 COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE McCULLOUGH COUNTY COURTHOUSE, BRANDY TX 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 Mortgages 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 7/6/2023

WITNESS, my hand this 7/10/23

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

Thomas L. Swearingen

By: Substitute Trustee(s)
Lamar Cravens Christopher D. Brown, and Stephen
E. Haynes, Reyn Rossington, Kim Anderson, Ron
Anderson, Louis Starzel, Tom Swearingen, Justin
Slone, T. Reynolds Rossington, Martha
Rossington, Kim Anderson, Ron Anderson, Jay
Jacobs, Alexis Mendoza or Kevin Key

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

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**EXHIBIT A
TO DEED OF TRUST**

Being the South 30.00 feet of Lot No. 14 and the North 45.00 feet of Lot No. 13, Block No. 2, Southgate Terrace Addition, City of Brady, McCulloch County, Texas and said tract being more particularly described by metes and bounds as follows;

Beginning at a ½" iron rod found for the Northeast corner of this tract in the East line of said Lot No. 14 and in the West line of Old Calf Creek Road and being 30.00 feet North 17° 13' 00" East from the Southeast corner of said Lot No. 14;

Thence with the East line of this tract and said Lot No. 14 and the West line of said Old Calf Creek Road, South 17° 13' 00" West at 30 feet pass the common corner of said Lots Nos. 14 and 13, in all a total distance of 75.00 feet to a ½" iron rod with cap set for the Southeast corner of this tract;

Thence with the South line of this tract and across said Lot No. 13, North 72° 47' 00" West 115.00 feet to a ¼" iron rod with cap set for the Southwest corner of this tract;

Thence with the West line of this tract, said Lots Nos. 13 and 14, North 17° 13' 00" East at 45.00 feet pass the common corner of said Lots Nos. 13 and 14, in all a total distance of 75.00 feet to a ½" iron rod with cap found for the Northwest corner of this tract;

Thence with the North line of this tract and across said Lot No. 14, South 72° 47' 00" East 115.00 feet to the place of beginning.

POSTED

JUL 10 2023

Christine A. Jones
McCulloch, County Clerk

THE STATE OF TEXAS
COUNTY OF McCULLOCH

48413

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of McCulloch County, Texas, in the Volume and Page as noted hereon by me.



By Tina A. Smith
County Clerk, McCulloch County Texas Deputy

RECORDED: SEP 19 2011

OFFICIAL PUBLIC RECORDS, Volume 457, Page 411

421

C.S.K.
S.K.T.