

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#: 21-25713

POSTED

JUN - 9 2022

Christine A. Jones
McCulloch County Clerk

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/15/2010, Efrén Hernandez and Jordan Hernandez, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas F. Veters, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for State Bank of Paw Paw, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$137,755.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for State Bank of Paw Paw, which Deed of Trust is Recorded on 4/16/2010 as Volume 36246, Book 394, Page 903, 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: **75 PR 675, 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 **Linda Reppert, 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 **8/2/2022 at 10:00 AM**, 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 STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE 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.

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 6/8/2022

WITNESS, my hand this June 9, 2022

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 A. Reppert

By: Substitute Trustee(s)
Linda Reppert, 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.

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Christine A. Jones
McCulloch County Clerk

EXHIBIT A

TRACT ONE: Tract Nos. 26 & 26A, Live Oak Hills Subdivision, McCulloch County, Texas, according to revised Plat of said subdivision of record in Volume 175, Page 10, Deed Records, McCulloch County, Texas.

TRACT TWO: Being 0.225 acres, more or less, of land out of Tract No. 27 of the Live Oaks Hills Subdivision in McCulloch County, Texas, recorded in Volume 175, Page 10, Official Public Records, McCulloch County, Texas being a part of that certain Tract described in Volume 360, Page 240 of the Deed Records of McCulloch County, Texas, and said 0.225 acre tract being more particularly described as follows, surveyed under the supervision of Watson & Associates of Mason in March, 2007:

BEGINNING at a point in the west line of U. S. Highway No. 87 for the southeast corner hereof, the southeast corner of said Tract No. 27, and the northeast corner of Tract No. 26, of said subdivision, and from which a 1/2 inch iron rod set bears South 63°48'58" West a distance of 0.83 feet;

THENCE South 57°49'50" West a distance of 99.75 feet along the south line of said Tract No. 27 and the north line of said Tract No. 26 to a 1/2 inch iron rod set for the southwest corner hereof and from which a 2 inch pipe post fence corner found bears South 42°14'21" East a distance of 2.68 feet,;

THENCE North 05°16'03" West a distance of 220.83 feet to a point in the east line of said Tract No. 27 in the west line of U. S. Highway 87 for the north corner hereof and from which a 1/2 inch iron rod set bears South 05°16'03" East a distance of 1.03 feet and a 2 inch pipe post fence - T found bears South 10°01'14" East a distance of 4.56 feet;

THENCE South 32°07'10" East a distance of 196.93 feet along the east line of said Tract No. 27 and the west line of U. S. Highway 87 to the **POINT OF BEGINNING**, containing 0.225 acres, more or less, as shown on certified plat prepared herewith.

36246

THE STATE OF TEXAS
COUNTY OF McCULLOCH

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.



Tina A. Smith
County Clerk, McCulloch County Texas

By

Deputy

917

RECORDED:

APR 16 2010

OFFICIAL PUBLIC RECORDS, Volume 374, Page 903

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Christine A. Jones
McCulloch County Clerk