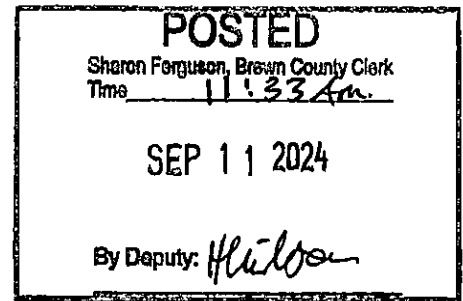


Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 21-25625



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 11/21/2013, JON PERMENTER AND WIFE, KIMBERLY PEREMENTER, 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 Trustec, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Affiliated 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 \$66,659.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Affiliated Bank, its successors and assigns, which Deed of Trust is Recorded on 11/25/2013 as Volume 20138235, Book 109, Page 648, Correction Affidavit recorded on 02/16/22 as Inst # 2201033 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: **2102 6TH STREET 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 **Christopher D. Brown, Justin Slone, Kim Anderson, Lamar Cravens, Louis Starzel, Reyn Rossington, Ron Anderson, Stephen E. Haynes, Tom Swearingen, 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 S. 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 **12/3/2024 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 Mortgageors 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 9/6/2024

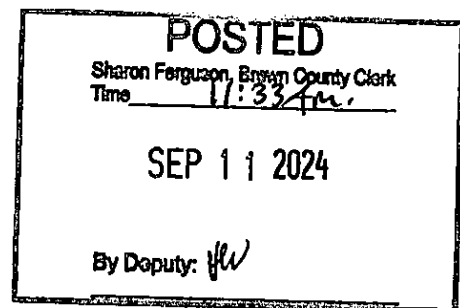
*Monica Sandoval*

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

WITNESS, my hand this September 11, 2024

*[Handwritten Signature]*

By: Substitute Trustee(s)  
Christopher D. Brown, Justin Slone, Kim  
Anderson, Lamar Cravens, Louis Starzel, Reyn  
Rossington, Ron Anderson, Stephen E. Haynes,  
Tom Swearingen  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



2013 BK VOL PG  
8235 0P 109 662

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time 11:33am  
**SEP 11 2024**  
By Deputy: *fff*

EXHIBIT A

A 0.31 acre tract of land, being all of Lot 5, Block 1, Bennett and Forbess Subdivision to the City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 2, Page 17, Plat Records, Brown County, Texas, being that same tract of land described in a deed to Roger Earl Patterson recorded in Volume 1569, Page 447 of the Real Property Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod (control monument) found in the common line between said Block 1 and 6<sup>th</sup> Street, same being a common corner between said Lot 5 and Lot 6, Block 1, Bennett and Forbess Subdivision, for the South corner of said Patterson tract and the South corner of this described tract;

Thence N 32° 39' 42" W, 72.08 feet along the common line between said Block 1 and 6<sup>th</sup> Street, same being the Southwest line of said Patterson tract, to a 1/2" rebar rod (control monument) found inside a 1" iron pipe for a common corner between said Lot 5 and Lot 4, for the West corner of said Patterson tract and the West corner of this described tract;

Thence N 57° 20' 55" E, 188.37 feet along the common line between said Lot 5 and Lot 4, same being the Northwest line of said Patterson tract, to a 1/2" rebar rod (control monument) found at the base of a chain-link fence corner post for a common corner between said Lot 5 and Lot 4, said point being located in the Southwest line of a 18' alley, for the North corner of said Patterson tract and the North corner of this described tract;

Thence S 32° 37' 07" E, 72.09 feet along the common line between said Lot 5 and said 18' alley, same being the Northeast line of said Patterson tract, to a 1/2" rebar rod (control monument) found in concrete for a common corner between said Lot 5 and previously mentioned Lot 6, for the East corner of said Patterson tract and the East corner of this described tract;

Thence S 57° 21' 04" W, 188.32 feet along the common line between said Lot 5 and Lot 6, same being the Southeast line of said Patterson tract, to the place of beginning and containing 0.31 acres of land.

INSTRUMENT NO. 8235 **72**  
FILED NOVEMBER 25, 2013 04:10 PM  
RETURN TO:

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 Brown County, Texas.

BROWN COUNTY ABSTRACT CO INC  
201 S BROADWAY  
BROWNWOOD TX 76801

RECORDED  
COMPARED *CH*  
INDEXED



DEPUTY *J. DeGaal*  
SHARON FERGUSON, COUNTY CLERK  
BROWN COUNTY, TEXAS