

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#: 22-26636

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 3/29/2012, Jack C Robinson and Emily K Robinson, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert K. Fowler, as Trustee, Wells Fargo Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$112,700.00, payable to the order of Wells Fargo Bank, N.A., which Deed of Trust is Recorded on 4/16/2012 as Volume 2012-001162, Book , Page , Deed of Trust re-recorded on 7/11/2018 as Instrument No. 2018-002164 in Eastland 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: **319 COUNTY ROAD 164 EASTLAND, TX 76448**

**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 **Laura Browder, Terry Browder, Marsha Monroe, Linda Reppert, 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 I**, 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 1:00 PM**, or no later than three (3) hours after such time, in **Eastland** 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 South entrance steps of the Courthouse (sometimes referred as the Eastland Street entrance)**

**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.

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 Mortgageor, the Mortgagee, or the Mortgagee's Attorney.



4760222

12/6/2022  
1:00 PM  
W

**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 9/19/2022

WITNESS, my hand this 9/22/22

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)

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

## RENEWAL AND EXTENSION ADDENDUM

The note hereby secured is given in renewal and extension of the amount left owing and unpaid by Grantor(s) upon the following described indebtedness.

Deed of Trust from to trustee, dated 03/27/2006, filed 04/18/2006, recorded in volume 2415, page 78, or instrument number N/A, Official records of Eastland County, Texas, securing a note in the principal sum of \$ 118,561.00, payable to WASHINGTON MUTUAL BANK, FA, and securing other indebtedness as described therein, if any. Additionally secured by a vendor's lien retained in deed recorded in volume N/A, page N/A, or instrument number N/A, Official records, Eastland County, Texas. Assigned to WELLS FARGO BANK, NA, by instrument recorded in volume 2477, page 217, or instrument number N/A, Official records, Eastland County, Texas.

The lender hereby secured is expressly subrogated to all rights, liens, equities and remedies securing the original holder(s) of said debt(s) and it is expressly agreed that said lien is hereby renewed, extended and continued in full force and effect to secure the payment of the Note hereby secured. In the event that any portion of the lien is found not to be valid as against the homestead, all payments under the Note shall be first applied to that portion of the lien which is declared to be invalid as against the homestead.