

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 and Default Judgment 08/31/22, Inst# 2022-002835 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, Laura Browder, Terry 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 S. 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 **1/2/2024 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.



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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 11/14/2023

WITNESS, my hand this 11/16/23

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

By: Substitute Trustee(s)

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

EXHIBIT 'A'

File No.: 7243605n (BW)

23.93 ACRES OF LAND OUT OF THE C. R. JOHNSON SURVEY, A-2096, AND ALSO BEING KNOWN AS THE SOUTHWEST 1/4 OF SECTION 14, BLOCK 4, H. & T. C. RR. CO. SURVEYS, AND BEING PART OF THE SAME LAND AS DESCRIBED IN DEED FROM DONNY JOE AND DENNA SUE PIERCE TO RUDY AND NEMA PARKER RECORDED IN VOLUME 750, PAGE 685, DEED RECORDS, EASTLAND COUNTY, TEXAS.

BEGINNING AT A 1" PIPE FOUND AT A FENCE CORNER IN THE SOUTH LINE OF COUNTY ROAD 164 FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685, THE NORTHEAST CORNER OF THE JOHNSON SURVEY CALLED TO BE N 0° 36' E 30.0';

THENCE S 0° 32' 36" W WITH A FENCE LINE 1349.46' TO A FOUND 1/2" IRON PIN;

THENCE S 76° 48' 59" E 49.48' TO A FOUND 3/8" IRON PIN;

THENCE S 0° 56' 36" W 160.38' TO A 3/4" PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685;

THENCE N 89° 58' 14" W WITH THE SOUTH LINE OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685 A DISTANCE OF 897.14' TO A FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685;

THENCE N 0° 36' 00" E 207.81' TO A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE S 09° 22' 14" E 352.52' TO A 1/2" IRON PIN FOUND FOR THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE N 0° 39' 03" E 369.16' TO A 3/8 IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE N 89° 22' 25" W 352.84' TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE N 0° 36' 00" E 331.75' TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

THENCE S 89° 23' 00" E 208.71 TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

THENCE N 0° 36' 00" E 626.09' TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF COUNTY ROAD 164 AND BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

First American Title Company-NTP

File No.: 7243605n (BW)
Date: March 29, 2012

THENCE S 89° 23' 00" E WITH THE SOUTH LINE OF THE COUNTY ROAD 639.71' TO THE PLACE OF BEGINNING AND CONTAINING 23.93 ACRES OF LAND.

A.P.N. 54454

ROBINSON:
44896270

TX

FIRST AMERICAN ELS
DEED OF TRUST



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RECEIVED 10:35 A M.
CATHY JENTHO, COUNTY CLERK

NOV 16 2023

EASTLAND COUNTY, TEXAS
By AL Deputy