

23TX267-0428  
1105 OAKLAND DRIVE, BROWNWOOD, TX 76801

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## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

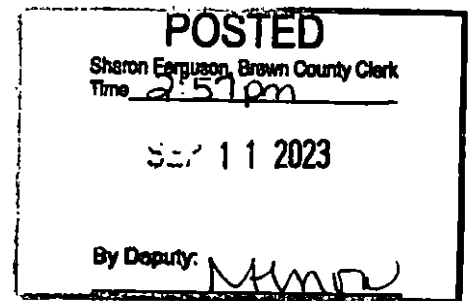
Security Instrument: Deed of Trust dated April 15, 2013 and recorded on April 16, 2013 Book 84 Page 836 as Instrument Number 2782 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: November 07, 2023, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MARGARITA LARA secures the repayment of a Note dated April 15, 2013 in the amount of \$79,459.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

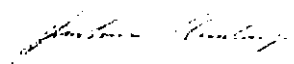


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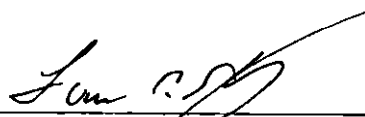
Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Stone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): ~~Alexis Mendoza~~, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Stone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 11<sup>th</sup> day of September, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

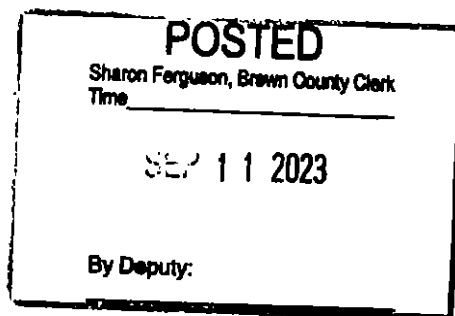


EXHIBIT "A"

Being all those certain lots, tracts or parcels of land lying and being situated in Brown County, Texas, and being all of Lot No. Ten (10) and the Southwest one-half (SW1/2) of Lot No. Eleven (11), Block No. Thirteen (13), Woodland Addition Second Extension, to the City of Brownwood, Brown County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northwesterly line of Oakland Drive at the South corner of said Lot No. 10, whence a recovered 3/4" pipe bears N 13° 21' W 0.15';

THENCE N 47° 00' 00" W 125.00' to a set 3/8" rebar with cap on the Southeasterly line of an alley for the West corner of said Lot No. 10, same being the North corner of Lot No. 9;

THENCE N 43° 00' 00" E at 60.00' pass the North corner of said Lot No. 10, same being the West corner of Lot No. 11, and continue on for a total distance of 90.00' to a set 3/8" rebar with cap for the North corner of this tract;

THENCE S 47° 00' 00" E 125.00' parallel, with the Northwesterly line of said Lot No. 10 to a recovered 3/4" pipe on the North line of said Oakland Drive for the East corner of this tract;

THENCE S 43° 00' 00" E at 30.00' pass the South corner of said Lot No. 11, same being the East corner of Lot NO. 10, and continue on for a total distance of 90.00' to the place of beginning.

INSTRUMENT NO. 2782

72- STATE OF TEXAS  
COUNTY OF BROWN

FILED APRIL 16, 2013 03:51 PM

RECORDED  
COMPARED  
INDEXED

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.

RETURN TO:

BROWN COUNTY ABSTRACT CO INC  
201 S BROADWAY  
BROWNWOOD TX 76801



DEPUTY: *Sharon Ferguson*  
SHARON FERGUSON, COUNTY CLERK  
BROWN COUNTY, TEXAS

POSTED  
Sharon Ferguson, Brown County Clerk  
Time \_\_\_\_\_  
SEP 11 2023  
By Deputy: \_\_\_\_\_