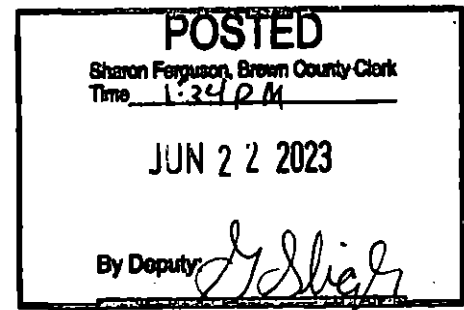


Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 21-25625



## **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 Trustee, 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;

**A 0.312 acre tract of land, being all of Lot 5, Block 1, Bennett and Forbess Subdivision to the City of Brownwood, Brown County, Teas, 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 in Exhibit "A" attached hereto and made a part thereof for all purposes.**

**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 **Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key**

**, 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 **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 **9/5/2023 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**



4788746

**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.

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 6/20/2023

WITNESS, my hand this 6-22-2023

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead

Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

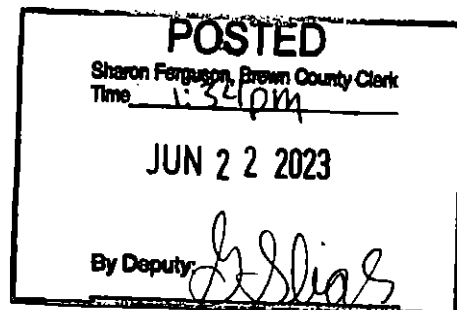
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

*Lamar Cravens*

By: Substitute Trustee(s)

Lamar Cravens Christopher D. Brown, and Stephen  
E. Haynes, Reyn Rossington, Kim Anderson, Ron  
Anderson, Louis Starzel, Tom Swearingen, Justin  
Slone, Kim Anderson, Ron Anderson, Jay Jacobs,  
Alexis Mendoza or Kevin Key

C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



# EXHIBIT "A"

Volume 1565 Page 402 YEAR 2022 INST 2201033 PAGE 5 OF 8

BROWN CO.  
BENNETT AND FORBESS SUBDIVISION TO CITY OF BROWNWOOD, TEXAS  
ALL OF LOT 5, BLOCK 1  
PLAT RECORDED AT VOLUME 2 PAGE 17  
BROWN COUNTY PLAT RECORDS  
DEED RECORDED AT VOLUME 1123 PAGE 307  
DEED RECORDS OF BROWN COUNTY, TEXAS  
ALSO KNOWN AS 2102 6TH STREET, BROWNWOOD, TEXAS

FIELD NOTE DESCRIPTION OF A 0.312 ACRE TRACT OF LAND AND BEING ALL OF LOT 5, BLOCK 1 OF THE BENNETT AND FORBESS SUBDIVISION OF THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS THE PLAT OF WHICH IS RECORDED AT VOLUME 2 PAGE 17 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT SAME IDENTICAL TRACT OF LAND CONVEYED FROM ANTONIRO SALAZAR AND WIFE LETA SALAZAR TO RUFUS M. MCKNIGHT AND WIFE EUDA MCKNIGHT DATED DECEMBER 4, 1992 AND RECORDED AT VOLUME 1123 PAGE 307 OF THE BROWN COUNTY DEED RECORDS; SAID 0.312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found in the Northeast line of 6th Street at the West corner of Lot 6, Block 1 as conveyed from Holmes M. Martin and wife Wilhelmina Martin to Don Martin by deed dated October 15, 1975 and recorded at Volume 685 Page 34 of the Brown County Deed Records, the South corner of Lot 5 of said Block and Addition as conveyed from Antonio Salazar and wife Leta Salazar to Rufus M. McKnight and wife Euda McKnight by deed dated December 4, 1992 and recorded at Volume 1123 Page 307 of the Brown County Deed Records and as the South corner of the hereof;

THENCE, with the Northeast line of 6th Street, N 31 deg 30' 00" W (bearing basis) 71.92 feet to a 1/2" iron rod found inside a 1" pipe as the South corner of Lot 4 of said block and addition as conveyed from Bill F. Vann and wife Mary P. Vann to Spencer M. McKenzie and wife Lenora McKenzie by deed dated April 9, 1966 and recorded at Volume 535 Page 10 of the Brown County Deed Records, the West corner of said Lot 5 and the West corner hereof;

THENCE, with the common line of Lot 4 and Lot 5, N 58 deg 44' 06" E, 189.05 feet to a 1/2" iron rod found in the Southwest line of an alleyway and near the base of a chain line fence post for the East corner of said Lot 4, the North corner of said Lot 5 and the North corner hereof;

THENCE, along the Southwest line of said alley, S 31 deg 30' 00" E, 72.00 feet to a 3/8" iron rod set for the East corner of Lot 5, the North corner of Lot 6 and the East corner hereof;

THENCE, along the common of Lot 5 and Lot 6, S 58 deg 45' 34" W, 189.05 feet to the POINT OF BEGINNING and containing therein 0.312 acres of land more or less as surveyed on the ground during April 1997.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE, ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS DESCRIBED HEREIN AND/OR SHOWN ON THE ACCOMPANYING SKETCH, THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND THAT SAID PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP PANEL NO. 480087 00020 DATED JULY 18, 1982.

*Larry G. Hada*  
Larry G. Hada, R.P.L.S.  
State of Texas No. 2153



Job No. 97046

Page 1 of 2

HADA ENGINEERING AND SURVEYING  
HC 83 BOX 44A MULLIN, TX 76864

POSTED

Sharon Ferguson, Brown County Clerk  
Time 1:34 PM

JUN 22 2023

By Deputy *J. H. Hada*

SCANNED AS RECEIVED