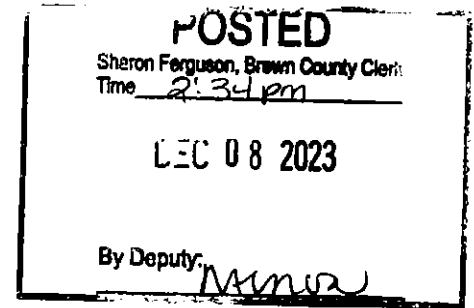


Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29161



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 5/14/2013, Maggie Coy and Christopher Coy, wife and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael H. Patterson, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Affiliated Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$99,183.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Affiliated Bank, which Deed of Trust is Recorded on 5/16/2013 as Volume 2013-3470, Book 88, Page 15, 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 tract of land situated in Bangs, Brown County, Texas, in the SW-1/4 of the H.T. & B.R.R. Survey 28, Abstract 1351, as described in Deed from Lynette Walker to Dan M., Johnson, dated September 10, 1965, recorded in Volume 530, Page 224, Deed Records of Brown County, Texas, less that portion of said property sold to the State of Texas for highway purposes.**

**exhibit "A" attached hereto and made a part hereof**

Commonly known as: **9300 HWY 67/84 BANGS, TX 76823**

**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 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 **2/6/2024 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**



4802310

**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.**

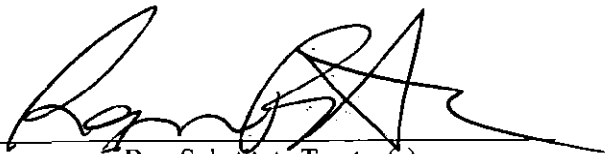
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 11/14/2023

*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

WITNESS, my hand this 12-8-2023



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

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time \_\_\_\_\_  
**DEC 08 2023**  
By Deputy:

EXHIBIT A

BORROWER(S): MAGGIE COY AND CHRISTOPHER COY, WIFE AND HUSBAND

LOAN NUMBER: 7000264147

LEGAL DESCRIPTION:

The land referred to in this document is situated in the CITY OF BANGS, COUNTY OF BROWN, STATE OF TEXAS, and described as follows:

A 1.40 ACRE TRACT OF LAND SITUATED WITHIN THE A. MCINTOSH SURVEY, ABSTRACT NO. 1351 OF THE SW/4 OF THE H. T. AND B. RR. CO. SURVEY NO. 28, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN A DEED TO BARBARA H. WISECUP RECORDED IN VOLUME 1151, PAGE 518, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS AND DESCRIBED IN A DEED TO JOE R. WALKER, ET UX RECORDED IN VOLUME 455, PAGE 28, DEED RECORDS, BROWN COUNTY, TEXAS, SAID 1.40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT CONCRETE RIGHT OF WAY MONUMENT (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT, A TRACT OF LAND DESCRIBED IN A DEED TO BEN CARNES, ET UX RECORDED IN VOLUME 657, PAGE 391, OF SAID DEED RECORDS AND A TRACT OF LAND DESCRIBED IN A JUDGMENT OF COURT IN ABSENCE OF OBJECTION TO THE STATE OF TEXAS RECORDED IN VOLUME 742, PAGE 788, OF SAID DEED RECORDS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE NORTHEAST LINE OF HIGHWAY NO. 67/84;

THENCE N 62 DEGREES 25 MINUTES 48 SECONDS W ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND STATE OF TEXAS TRACT, SAME BEING THE NORTHEAST LINE OF SAID HIGHWAY 67/84, FOR THE SOUTH LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 228.47 FEET TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED RPLS 6332 FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT, STATE OF TEXAS

TRACT AND A  
USDA W&A 05042022\_531

7000264147

<b>POSTED</b>
Sharon Ferguson, Brown County Clerk Time _____
<b>DEC 08 2023</b>
By Deputy: _____

TRACT OF LAND DESCRIBED IN A DEED TO ELVIN C. HUTCHINS, ET UX RECORDED IN VOLUME 635, PAGE 21, OF SAID DEED RECORDS, SAME BEING THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT THE FOLLOWING COURSES AND DISTANCES:

N 03 DEGREES 33 MINUTES 28 SECONDS E ALONG THE WEST LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 269.07 FEET TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED RPLS 6332 FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT, SAME BEING THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

S 87 DEGREES 47 MINUTES 32 SECONDS E ALONG THE NORTH LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 180.40 FEET TO A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT, SAME BEING THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE WEST LINE OF PREVIOUSLY MENTIONED CARNES TRACT;

THENCE S 00 DEGREES 52 MINUTES 06 SECONDS E ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND CARNES TRACT, SAME BEING THE EAST LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 367.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.40 ACRES OF LAND.

ALSO KNOWN AS: 9300 HWY 67-84, BANGS, TEXAS 76823

