

April 2022

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#: 21-25565

Filed for Record in:
Robertson County
On: Jan 27, 2022 at 04:13P
By: Maxine Lattimore
I, _____, County Clerk, do hereby certify that
the above notice was duly posted on 27 day of
January, 2022 at 4:13 a.m.
Stephanie M. Sanders, Robertson County Clerk
Maxine Lattimore

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/27/2008, Bernice Johnson, a single woman, individual, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Daniel Herndon, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Federal Savings and Loan, 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 \$50,300.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Federal Savings and Loan, its successors and assigns, which Deed of Trust is Recorded on 3/27/2008 as Volume 20082377, Book 1029, Page 1, in Robertson 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;

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of division XXI of the city of Bremond, Texas according to a map of the city recorded in Volume 40, page 178 of the Deed Records of Robertson County, Texas, and further being out of a tract of land described in a Deed to Ed Bienski and wife, Mary Bienski recorded in Volume 149, page 287 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows:

Beginning at a set 1/2" steel rod at the South West corner of division XXI and the South West corner of the Ed Bienski, et. ux. tract for the South West corner of the herein described tract, said corner further being at the intersection of the East line of Anderson Street with the North line of Jack Street;

Thence N 24° 30' 00" E 100.00 feet along the East line of Anderson Street and the West line of Subdivision D of Division XXI to a set 1/2" steel rod for the North West corner of the Ed Bienski, et. ux. tract and for the North West corner of the herein described tract;

Thence S 65° 30' 00" E 72.50 feet along the North line of the Ed Bienski, et. ux. tract to a set 1/2" steel rod for the North East corner of the herein described tract;

Thence S 24° 30' 00" W 100.00 feet to a set 1/2" steel rod in the South line of the Ed Bienski, et. ux. tract and the North line of Jack Street for the South East corner of the herein described tract;

Thence N 65° 30' 00" W 72.50 feet along the North line of Jack Street and the South line of the Ed Bienski, et. ux. tract to the place of beginning and containing 0.1664 of an acre of land, more or less.

Commonly known as: 406 E JACK ST, BREMOND, TX 76629

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 Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard 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 Carrington Mortgage



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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 **4/5/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Robertson 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 DOOR ON THE FIRST FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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 Mortgagee, 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 1/25/2022



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1500 South Douglass Road, Suite 150
Anaheim, CA 92806

WITNESS, my hand this 1/27/2022



By: Substitute Trustee(s)
Pete Florez, Robert LaMont, Sheryl LaMont,
Harriett Fletcher, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.