

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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#: 18-20069

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/18/2009, ROGELIO HOLGUIN AND WIFE, PRISCILLA ANN HOLGUIN, SIGNING PRO FORMA TO PERFECT, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY S. GRAHAM, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR VIEWPOINT BANKERS MORTGAGE, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$94,729.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR VIEWPOINT BANKERS MORTGAGE, which Deed of Trust is Recorded on 3/27/2009 as Volume 241893, Book , Page , and under Loan Modification RECORDED 10/05/2017 IN BOOK 916, PAGE 167 in Terry 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;

LOT NINE (9) IN BLOCK NINE OF THE REVISED PLAT OF BLOCK NINE (9) IN THE GILLHAM-POWELL ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 240, PAGE 391 OF THE DEED RECORDS OF TERRY COUNTY, TEXAS, LESS ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM SAID LAND.

Commonly known as: **1609 EAST BUCKLEY, BROWNFIELD, TX 79316**

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 **Ronald Byrd**, 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 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 **TUESDAY, 6/5/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Terry 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 TERRY COUNTY LAW ENFORCEMENT CENTER, 1311 TAHOKA RD, BROWNFIELD, TEXAS IN LOBBY AREA (THE TWO ENTRANCE DOORS FACE EAST AND WEST) (FRONT OF BUILDING FACES SOUTH), OR AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISIONERS COURT**

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 4/23/2018

Ronald Byrd

By: Substitute Trustee(s)
Ronald Byrd,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

