

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#: 20-25098

FILED FOR RECORD  
At 2:03 O'Clock P M

NOV 24 2020

SONYA SCOTT County & District Clerk  
Mills County, Texas  
By [Signature] Deput

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 12/23/2013, MELISSA GREEN, A SINGLE WOMAN, 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 \$79,948.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR AFFILIATED BANK, which Deed of Trust is Recorded on 12/23/2013 as Volume 1304016, Book , Page , in Mills 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 0.18 acre tract of land being out of and a part of Lot 3, Block 23, original Twon of Goldthwaite, Mills County, Texas according to the plat or map thereof recorded in Volume 1, Page 640, Deed Records, Mills County, Texas, being that same tract of land described in a deed to SX4 Investments, LLC recorded by Instrument No. 1302746, Official Public Records, Mills County, Texas, said 0.18 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof**

Commonly known as: **1309 5TH ST, GOLDTHWAITE, TX 76844**

**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 **Linda Reppert, Linda J. Reppert or Howard Whitney** 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 **1/5/2021 at 10:00 AM**, or no later than three (3) hours after such time, in **Mills 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 NORTH DOOR OF THE MILLS COUNTY JAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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.



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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 11/23/2020

WITNESS, my hand this 24th - November 2020

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

*Linda J. Reppert*

By: Substitute Trustee(s)  
Linda Reppert, Linda J. Reppert or Howard  
Whitney  
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.***

EXHIBIT "A"

A 0.18 acre tract of land being out of and a part of Lot 3, Block 23, Original Town of Goldthwaite, Mills County, Texas according to the plat or map thereof recorded in Volume 1, Page 640, Deed Records, Mills County, Texas, being that same tract of land described in a deed to SX4 Investments, LLC recorded by Instrument No. 1302746, Official Public Records, Mills County, Texas, said 0.18 acre tract being more particularly described by metes and bounds as follows:

Beginning at 2" square post (control monument) found for a common corner between said Lot 3 and Lot 1, of said Original Town of Goldthwaite, same being the Northeast corner of said SX4 Investments, LLC tract and this described tract, said point being located in the common line between said Block 23 and 5th St., same being the North line of a tract of land described in a deed to Casey Lee, et ux recorded in Volume 275, Page 422, Real Records, Mills County, Texas;

Thence S 20° 53' 58" E over across said Lee tract and along the common line between said Lot 3 and Lot 1, same being the common line between said SX4 Investments, LLC tract and a tract of land described in a deed to Robert R. Lingle, et ux recorded by Instrument No. 1101394, of said Official Public Records, same being the East line of this described tract, passing the South line of said Lee tract and the Northwest corner of said Lingle tract at a distance of 86.97 feet; thence continuing along the same course for a total distance of 150.00 feet to a 1/2" rebar rod with survey cap stamped PFINGSTEN 4405 (control monument) found for the common corner between said Lot 3, Lot 1, Lot 2 and Lot 4, of said Original Town of Goldthwaite, same being the common corner between said SX4 Investments, LLC tract, Lingle, a tract of land described in a deed to Robert Henley, et ux recorded in Volume 293, Page 695, of said Real Records and a tract of land described as Parcel Two in a deed to James Lee Hoffpauir recorded by Instrument No. 1303140, of said Official Public Records, for the Southeast corner this described tract;

Thence S 69° 07' 15" W along the common line between said Lot 3 and Lot 4, same being the common line between said SX4 Investments, LLC tract and Hoffpauir tract, for the South line of this described tract, a distance of 52.73 feet to a chain-link post (control monument) found for a common corner between said SX4 Investments, LLC tract and a tract of land described in a deed to Scott Headrick, et ux recorded by Instrument No. 1201893, of said Official Public records, same being the Southwest corner of this described tract;

Thence N 20° 53' 58" W along the common line between said SX4 Investments, LLC tract and Headrick tract, same being the West line of this described tract, a distance of 150.00 feet to a 1/2" rebar rod set with survey cap stamped ALS for a common corner between said SX4 Investments, LLC tract and Headrick tract, same being the Northwest corner of this described tract, said point being located in the common line between said Block 23 and 5th St., from which a 3/8" rebar rod (control monument) found for the Northwest corner of said Block 23 bears S 69° 07' 15" W, a distance of 77.27 feet;

Thence N 69° 07' 15" E along the common line between said Block 23 and 5th St. same being the North line of said Lot 3, SX4 Investments, LLC tract and this described tract, passing the Northwest corner of previously mentioned Lee tract at a distance of 50.45 feet; thence continuing along the same course for a total distance of 52.73 feet to the place of beginning and containing 0.18 acres of land of which 198 Sq. Ft. of land are claimed under deed by SX4 Investments, LLC recorded by Instrument No. 1302746, of said Official Public Records and Casey Lee, et ux recorded in Volume 275, Page 422, of said Real Records, Mills County, Texas.

(And being the same identical real property as that described in Deed dated January 3, 2013 from Wanda Allen, a single person to SX4 Investments, LLC, recorded as Instrument #1302746 in the Official Public Records of Mills County, Texas, reference to which instrument is here made for all purposes.)

FILED  
AT 3:37 O'CLOCK P M  
ON THE 23 DAY OF Dec  
A.D., 20 13

STATE OF TEXAS  
COUNTY OF MILLS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me and  
was duly RECORDED in the  
OPR  
Records of Mills County, Texas

Carolyn Foster  
COUNTY CLERK, MILLS CO., TEXAS  
BY [Signature] DEPUTY

[Seal of Mills County, Texas]  
Carolyn F. Foster  
County Clerk, Mills County, Texas  
INSTRUMENT 1304016  
RECORDED 12-26-2013