

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#: 22-27276

FILED
AT 1:30 O'CLOCK P M

SEP 15 2022

Ruby Shelby
Clerk, County Court Comanche Co., Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/19/2007, Brandon T. Cogburn and Sandra L. Cogburn, Husband and Wife Community Property, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Paul Mundheim, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Weststar Mortgage Corporation, a New Mexico Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$130,753.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Weststar Mortgage Corporation, a New Mexico Corporation, which Deed of Trust is Recorded on 3/12/2007 as Volume 654, Book 317, Page 198, Loan Modification recorded on 11/01/2013 as Instrument No. 2333 Book 970 Page 235 in Comanche 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;

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

Commonly known as: **368 CR 347 DUBLIN, TX 76446**

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 J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs, 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 **BankUnited N.A.**, 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 **12/6/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Comanche** 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 OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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.



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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 9/14/2022



By: Hung Pham, Trustee Sale Specialist
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 9/15/2022.



Posted by: Eikaura
Ortega-Smith

By: Substitute Trustee(s)
Linda J. Reppert, Howard Whitney, Alexis
Mendoza, Kevin Key or Jay Jacobs
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

BEGINNING at an iron rod set at the NE corner of the Deanna Jean Johnson 71 acre tract in the South line of a 110.525 acre tract described in Deed from Edwin L. Autery, et ux to Nathan L. Motes, November 5, 2004, and recorded in Volume 851, Page 146 of the Deed Records of Comanche County, Texas, for the NW corner of this tract;

THENCE N 68 deg. 22' 08" E, 6.08' to the SE corner of the Motes 110.525 acre tract and the SW corner of the Motes 45.787 acre tract, for a corner of this tract;

THENCE S 70 deg. 37' 32" E along the South line of said 45.787 acre tract, at 2.8' pass an iron rod set at a fence corner, continuing along a fence line in all 1658.66' to an iron rod found at the SE corner said 45.787 acre tract, being in the West line of Comanche County Road No. 347, for the NE corner of this tract;

THENCE S 18 deg. 39' 21" W along the West line of said Road, 40.49' to an iron rod set for the SE corner of this tract;

THENCE N 70 deg. 15' 13" W along remains of an old fence along the South side of said land, 1663.01' to an iron rod set in the East line of said 71 acre tract, for the SW corner of this tract;

THENCE N 17 deg. 38' 05" E along the East line of said 71 acre tract, 25.72' to the place of beginning and containing 1.34 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit A

Tract III

EASEMENT TO BE RETAINED

LAND DESCRIPTION

ALL THAT CERTAIN 0.30 ACRE TRACT OUT OF THE EPHRIAM RODDY SURVEY, ABSTRACT NO. 204 IN COMANCHE COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 71 ACRE TRACT DESCRIBED IN DEED FROM JOHN A. RAYMOND JOHNSON, JR. TO DEANNA JEAN JOHNSON, DATED DECEMBER 14, 1995 AND RECORDED IN VOLUME 737, PAGE 140 OF THE DEED RECORDS OF COMANCHE COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE NE CORNER OF THE DEANNA JEAN JOHNSON 71 ACRE TRACT AND IN THE SOUTH LINE OF A 110.525 ACRE TRACT DESCRIBED IN DEED FROM EDWIN L. AUTERY ET UX TO NATHAN L. MOTES, NOVEMBER 5, 2004 AND RECORDED IN VOLUME 851, PAGE 146 OF THE DEED RECORDS OF COMANCHE COUNTY, TEXAS, FROM WHICH THE SE CORNER OF SAID 110.525 ACRE TRACT BEARS N 68 DEG. 22' 08" E. 6.08';

THENCE S 17 DEG. 38' 05" W ALONG THE EAST LINE OF SAID 71 ACRE TRACT, AT 25.72' PASS AN IRON ROD SET AT THE SW CORNER OF A LANE, CONTINUING ALONG A FENCE LINE IN ALL 212.72' TO AN IRON ROD SET FOR THE SE CORNER OF THIS TRACT;

THENCE N 72 DEG. 30' 59" W. 62.0' TO AN IRON ROD SET FOR THE SW CORNER OF THIS TRACT;

THENCE N 17 DEG. 38' 05" E, 212.72' TO AN IRON ROD SET IN THE NORTH LINE OF SAID 71 ACRE TRACT AND IN THE SOUTH LINE OF THE MOTES 110.525 ACRE TRACT, FOR THE NW CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID 110.525 ACRE TRACT BEARS N 72 DEG. 30' 59" W, 1424.16', FROM WHICH AN IRON SPIKE FOUND IN AN ELM TREE BEARS S 18 DEG. 20' W, 11.7';

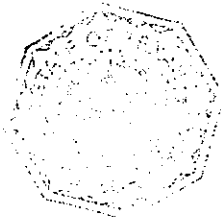
THENCE S 72 DEG. 30' 59" E. 62.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.30 ACRES OF LAND.

I, WAYNE GRAHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THESE FIELD NOTES AND ACCOMPANYING PLAT ARE TRUE AND CORRECT AND REPRESENTS A SURVEY MADE ON THE GROUND.

Wayne Graham

REGISTRATION NO. 1529
DATED THIS THE 04TH DAY OF AUGUST, 2006.

WAYNE GRAHAM
1100 EAST WASHINGTON STREET
STEPHENVILLE, TEXAS 76401
254-965-5489



A 4017

FILED 12th DAY OF March, 2007, AT 10:00 O'CLOCK A.M.

RECORDED 13th DAY OF March, 2007, AT 9:00 O'CLOCK A.M.

RUBY LESLEY, COMANCHE COUNTY CLERK

VERIFIED BY: *Jane S. Johnson* DEPUTY

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