

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: February 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE STEPS OF THE SAN SABA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 31, 2007 and recorded in Document VOLUME 294, PAGE 879; AS AFFECTED BY CORRECTION AFFIDAVIT VOLUME 343, PAGE 101 real property records of SAN SABA County, Texas, with JOHNNIE MARIE HOGAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNIE MARIE HOGAN, securing the payment of the indebtednesses in the original principal amount of \$72,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPERT, LINDA J. REPERT, HOWARD WHITNEY, ALEXIS MENDOZA, KEVIN KEY OR JAY JACOBS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Eibaura Ortega Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 28th, 2022 I filed at the office of the SAN SABA County Clerk and caused to be posted at the SAN SABA County courthouse this notice of sale.

Eibaura Ortega Smith

Declarants Name: Eibaura Ortega Smith

Date: December 28th 2022

FILED FOR RECORD
28th day of Dec. 2022
at 3:15 o'clock P. M.
[Signature]
Clerk County Court, San Saba, Texas
By _____ Deputy

EXHIBIT "A"

APPROXIMATELY 5.5 ACRES, MORE OR LESS, OUT OF THE E. HAGERMANN SURVEY 281, ABSTRACT 534, LYING AND BEING SITUATED IN THE CITY OF RICHLAND SPRINGS, SAN SABA COUNTY, TEXAS, AND BEING OUT OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF RICHLAND SPRINGS, SAN SABA COUNTY, TEXAS, AND BEING OUT OF A PART OF THE E. HAGERMAN SURVEY NO. 281, CERTIFICATE NO. 561, ABSTRACT NO. 534, AND BEING 6-1/2 ACRES OF LAND, MORE OR LESS, OUT OF A FORTY ACRE BLOCK OF SAID SURVEY CONVEYED BY MRS. S.A. CARTER AND HUSBAND, J.J. CARTER, TO W.W. TANDY BY DEED RECORDED IN VOL. "W", PAGE 535, OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF AN 8 ACRE BLOCK OUT OF SAID SURVEY CONVEYED BY J.L. BURELSON, JR. AND WIFE, TO T.R. CHRISTIAN BY DEED RECORDED IN VOL. 105, PAGE 515 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 22.4 FEET WEST AND 1.8 FEET NORTH OF A STONE MONUMENT SET FOR THE NORTHEAST CORNER OF SAID FORTY ACRE BLOCK ABOVE MENTIONED;

THENCE WEST 850.8 FEET TO STAKE AN IRON PIN;

THENCE SOUTH 408 FEET TO A STAKE;

THENCE EAST 850.8 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 408 FEET TO THE PLACE OF BEGINNING, CONTAINING EIGHT ACRES OF LAND, MORE OR LESS:

SAVE AND EXCEPT:

ONE AND ONE-HALF (1-1/2) ACRES OUT OF THE E. HAGERMANN SURVEY 281, ABSTRACT 534, LYING THE CITY OF RICHLAND SPRINGS, SAN SABA COUNTY, TEXAS, AND BEING OUT OF THE ABOVE DESCRIBED EIGHT ACRE TRACT, HERETOFORE CONVEYED BY T.R. CHRISTIAN AND WIFE, MAGGIE C. CHRISTIAN, IN TWO DEED AS FOLLOWS:

TRACT 1: ONE-HALF (1/2) OF AN ACRE OF LAND OUT OF THE E. HAGERMANN SURVEY 281, ABSTRACT 534, LYING IN THE CITY OF RICHLAND SPRINGS, SAN SABA COUNTY, TEXAS, CONVEYED BY T.R. CHRISTIAN AND WIFE, MAGGIE C. CHRISTIAN TO HELEN GOULD CUTTS BY DEED DATED MAY 9TH, 1945, NOW SHOWN OF RECORD IN VOL. 109, PAGE 376 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, SAID ONE-HALF OF AN ACRE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 8 ACRE BLOCK, 219 FEET EAST OF THE SOUTHWEST CORNER THEREOF, FOR THE SOUTHWEST CORNER OF THIS LOT;

THENCE WITH THE SOUTH LINE OF SAID 8 ACRE BLOCK EAST 49.2 YARDS;

THENCE NORTH 49.2 YARDS TO A STAKE FOR THE NORTHEAST CORNER OF THIS LOT;

THENCE WEST 49.2 YARDS TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 49.2 YARDS TO THE PLACE OF BEGINNING, SO AS TO INCLUDE EXACTLY ONE-HALF ACRE OF LAND REGARDLESS OF DISTANCE CALLED FOR THEREIN.

TRACT 2: ONE ACRE OUT FO THE E. HAGERMANN SURVEY 281, ABSTRACT 534, LYING IN THE CITY OF RICHLAND SPRINGS, SAN SABA COUNTY, TEXAS, CONVEYED BY T.R. CHRISTIAN AND WIFE, MAGGIE C. CHRISTIAN TO C.E. TAYLOR AND WIFE, BY DEED DATED APRIL 17TH, 1946 NOW SHOWN OF RECORD IN VOL. 111, PAGE 469 OF THE DEED RECORDS OF SAN SABA COUNTY, TEXAS, SAID ONE ACRE OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID 8 ACRE TRACT ABOVE MENTIONED:

THENCE SOUTH 180 FEET TO A STAKE;

THENCE IN A NORTHWESTERLY DIRECTION TO A POINT 120 FEET SOUTH OF THE NORTH LINE OF SAID 8 ACRE TRACT;

THENCE NORTH 120 FEET TO A STAKE IN THE NORTH LINE OF SAID 8 ACRE TRACT;

THENCE EAST WITH SAID NORTH LINE TO THE PLACE OF BEGINNING, AND CONTAINING 1 ACRE OF LAND.

SAVE AND EXCEPT:

BEING A 1.00 ACRE TRACT OF LAND LYING THE CITY OF RICHLAND SPRINGS, COUNTY OF SAN SABA, STATE OF TEXAS, OUT OF THE E. HAGERMANN SURVEY #281, ABSTRACT #534. SAID 1.00 ACRE TRACT IS OUT OF AND PART OF A 6.5 ACRE TRACT AS DESCRIBED IN A DEED FROM BURNS LANE, ET UX TO LEON SMITH RECORDED IN VOLUME 131, PAGE 75 OF THE SAN SABA COUNTY DEED RECORDS;

BEGINNING AT A 1/2" IRON PIN (SET), 0.6 FEET SOUTH OF A WIRE FENCE, FOR THE NORTHWEST CORNER OF THIS TRACT, AND BEING 135.37 FEET S 89 DEG. 28' 52" E OF A 1/2" IRON PIN (SET) AT A FENCE CORNER REPRESENTING THE NORTHWEST CORNER OF SAID 6.5 ACRE TRACT;

THENCE S 89 DEG. 28' 52" E 208.71 FEET ALONG THE GENERAL COURSE OF A FENCE AND NORTH LINE OF SAID 6.5 ACRE TRACT TO A 1/2" IRON PIN (SET) BY A CORNER POST FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01 DEG. 48' 28" W 208.76 FEET ALONG THE REMNANTS OF AN OLD CROSS FENCE TO A 1/2" IRON PIN (SET) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89 DEG. 28' 52" W 208.71 FEET TO A 1/2" IRON PIN (SET) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01 DEG. 48' 28" E 208.76 FEET TO PLACE OF BEGINNING AND CONTAINING 1.00 ACRES.

BEING THE SAME LAND CONVEYED BY LOIS MARIE SMITH TO TINA CAPPS, IN WARRANTY DEED DATED FEBRUARY 10, 1997, RECORDED IN VOLUME 226, PAGE 169, DEED RECORDS OF SAN SABA COUNTY, TEXAS

SAVE AND EXCEPT:

BEING AN ACCESS EASEMENT, 20 FEET IN WIDTH, LYING IN THE CITY OF RICHLAND SPRINGS, COUNTY OF SAN SABA, STATE OF TEXAS, OUT OF THE E. HAGERMANN SURVEY #281, ABSTRACT #534. SAID EASEMENT IS OUT OF AND A PART OF A 6.5 ACRE TRACT AS DESCRIBED IN A DEED FROM BURNS LANE, ET UX, TO LEON SMITH, RECORDED IN VOLUME 131, PAGE 75, OF THE SAN SABA COUNTY DEED RECORDS, SAID 20 FOOT ACCESS EASEMENT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THIS ACCESS EASEMENT, BEING A POINT IN THE SOUTH LINE OF THE ABOVE DESCRIBED 1.00 ACRE TRACT, 116.74 FEET N 89 DEG. 28' 52" W OF A 1/2" IRON PIN (SET) IN THE REMNANTS OF AN OLD WIRE FENCE FOR THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE N 89 DEG. 28' 52" W 20.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS ACCESS EASEMENT, BEING 71.97 FEET S 89 DEG. 28' 52" E OF A 1/2" IRON PIN (SET) FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE S 00 DEG. 32' 17" E 207.70 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT, BEING A POINT IN THE SOUTH LINE OF SAID 6.5 ACRE TRACT AND THE NORTH LINE OF MAIN STREET, 202.85 FEET S 89 DEG. 33' 42" E OF A 1/2" IRON PIN (SET) BY A CORNER POST REPRESENTING THE SOUTHWEST CORNER OF SAID 6.5 ACRE TRACT;

602 MAIN STREET WEST POB 51
RICHLAND SPRINGS, TX 76871

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THENCES 89 DEG. 33' 42" E 20.00 FEET ALONG THE NORTH LINE OF MAIN STREET TO A 1/2" IRON PIN (SET) BY A CORNER POST REPRESENTING THE SOUTHWEST CORNER OF A 0.5 ACRE TRACT AS DESCRIBED IN A DEED FROM W.L. DEGINDER, ET UX TO FRANK V. WELLS, ET UX RECORDED IN VOLUME 117, PAGE 492;

THENCE N 00 DEG. 32' 17" W ALONG THE GENERAL COURSE OF AN OLD FENCE, AT 135.43 FEET PASSING A 1/2" IRON PIN (SET) BY A CORNER POST REPRESENTING THE NORTHWEST CORNER OF SAID 0.5 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 202.67 FEET TO PLACE OF BEGINNING.