

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED FOR RECORD

2019 JUL 25 AM 11: 43

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

AMY L. VARNELL
CASS COUNTY CLERK

TS#: 15-14324

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/28/2006, Yolaunda Williams and Deanna Williams, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Carter Homes FLLC, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for WORLDWIDE MORTGAGE COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$84,401.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for WORLDWIDE MORTGAGE COMPANY, which Deed of Trust is Recorded on 2/11/2008 as Volume 2008000779, Book , Page , in Cass 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: **1031 COUNTY ROAD 2339, MARIETTA, TX 75566**

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 **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Robert LaMont, Harriett Fletcher, Sheryl LaMont, 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 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.



4700069



NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/3/2019** at **10:00 AM**, or no later than three (3) hours after such time, in **Cass 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 NORTHSIDE DOOR OF THE CASS COUNTY 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 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 **7/25/2019**

By: Substitute Trustee(s)

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

Exhibit "A"

All that certain tract or parcel of land situated in the C LATIMER HEADRIGHT SURVEY, A-653, Cass County, Texas and being a part of a certain 16 169 acre tract of land conveyed to James A Williams, Sr. and wife, Donna M Williams by Warranty Deed recorded in Volume 1067, Page 245 of the Real Property Records of Cass County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a split creosote post fence corner at the Southwest corner of a certain 16 169 acre tract recorded in Volume 1067, Page 245 of the Deed Records of Cass County, Texas, said Point of Commencing being in the South boundary line of the C Latimer Headright Survey, A-653, Cass County, Texas, 3484 96 ft East from the Southwest corner of said C Latimer Headright Survey, A-653; THENCE - N 00° 30' 00" W, 882 32 ft with the West boundary line of the above mentioned 16 169 acre tract to a 1/2" reinf steel set for corner, the POINT OF BEGINNING of the herein described tract of land;

THENCE - N 00° 30' 00" W, 208 71 ft. with the above mentioned West boundary line of 16 169 acre tract to a 1/2" reinf steel set for corner,

THENCE - N 89° 30' 00" E, 208 71 ft to a 1/2" reinf steel set for corner,

THENCE - S 00° 30' 00" E., 208.71 ft to a 1/2" reinf steel set for corner;

THENCE - S 89° 30' 00" W, 208 71 ft to the POINT OF BEGINNING. The above described property being surveyed by Richard V Hall, Jr contains 1.00 acres of land, more or less,

AND ALSO an ACCESS EASEMENT being a strip of land 30 ft in width along the following described centerline,

BEGINNING in the North boundary line of the above described 1 00 acre tract, said POINT OF BEGINNING being S 89° 30' 00" E., 48 15 ft from the Northeast corner of said 1 00 acre tract,

THENCE - Northerly along the following courses N 08° 15' 58" E., 453 44 ft ; N 06° 43' 37" W, 85 35 ft and N. 30° 30' 15" E. 97 21 ft to the center of County Road No 2339, the East and West lines of the above described easement are to be shortened or prolonged to extend from the North boundary line of the above mentioned 1 00 acre tract to the centerline of County Road No 2339

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jannis Mitchell

February 11, 2008 02 59 40 PM

2008000779

FEE \$84 00

Jannis Mitchell County Clerk

Cass County TEXAS