

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED FOR RECORD

2019 JUL 25 AM 11: 42

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#: 19-22438

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/18/1999, ORTICE ALLEN, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ROBERT BENNETT, JR., as Trustee, FIRST GREENSBORO HOME EQUITY, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,500.00, payable to the order of FIRST GREENSBORO HOME EQUITY, INC., which Deed of Trust is Recorded on 2/19/1999 as Volume , Book 1075, Page 607, 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: 301 HILLTOP DR, ATLANTA, TX 75551

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 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 Wilmington Savings Fund Society, FSB, as trustee for Upland Mortgage Loan Trust 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 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



4700239



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 ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS**

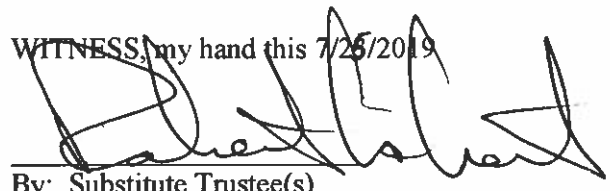
NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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 7/26/2019


By: Substitute Trustee(s)
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.

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GF#98808A

EXHIBIT 'A'

All that certain 1.08 acre tract or parcel of land situated in the Jane Richie Survey, Abstract 877, being all of Lot 25, a part of Lots 3, 4 and 26 Block No. 2 of the Lakewood Addition to the City of Atlanta, Cass County, Texas, recorded in Volume 1, Page 132, of the Plat Records of Cass County, Texas, being all of that certain 0.6249 acre tract as described in a Warranty Deed recorded in Volume 955, Page 284 and being all of that property recorded in Volume 1013, Page 587 of the Deed Records of Cass County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8 inch iron rod found in the South line of Hilltop Avenue for the Northeast corner of Lot 24, Block No. 2 of said Addition, said rod also being the Northwest corner of said Lot 25;

Thence: N 89° 38' 09" E 99.51 feet with said South line of Hilltop Avenue, to a highway right-of-way marker found for the Northeast corner of said Lot 25, same being the Northwest corner of said Lot 26;

Thence: S 06° 15' 24" W 22.06 feet with the West right-of-way of US Highway 59 and the East line of said Lot 25 to a highway right-of-way marker found for an angle point;

Thence: S 50° 39' 28" E 119.56 feet with said right-of-way to a highway right-of-way marker found in the East line of said Lot 26 and the West line of Lot 27;

Thence: Southwesterly with said right-of-way and a curve to the right having a central angle of 09° 27' 51", a radius of 1844.88 feet, a tangent distance of 157.80 feet, an arc length of 314.84 feet and a long chord having a bearing of S 37° 27' 55" W 314.46 feet to a highway right-of-way marker found in the original North boundary line of Magnolia Drive;

Thence: S 89° 47' 24" W 53.57 feet with the North boundary line of said Magnolia Drive also being the right-of-way of US Highway 59 to a 5/8 inch iron rod set for the Southwest corner of said Lot 4 being the Southeast corner of Lot 5, being the Southwest corner of this tract;

Thence: N 09° 59' 15" E 175.55 feet with the occupied East line of said Lot 5 to a 5/8 inch iron rod found for the Northeast corner of said Lot 5, being the Southeast corner of said Lot 24 for an angle point;

Thence: N 08° 07' 23" E 175.76 feet with the occupied East line of said Lot 24 and the West line of said Lot 25 to the Point of Beginning, and containing 1.08 acres of land, more or less.

Signed for Identification

Ortice Allen
Ortice Allen

FILED FOR RECORD 19 DAY OF February A.D. 19 99 at 3:46 P. M.
DULY RECORDED 29 DAY OF February A.D. 19 99
BY: Parunda Montoya DEPUTY JANNIS MITCHELL, County Clerk
Cass County, Texas