

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED FOR RECORD

19 APR 25 PM 1:04

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

MONIE SMITH
CO. CLERK, MARION CO
BY E. Johnson DEPUTY

TS#: 18-20625

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/22/2008, RICKY L WHEELER AND MELANIE T WHEELER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$135,847.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., which Deed of Trust is Recorded on 11/26/2008 as Volume 5294, Book , Page , Loan Modification recorded on 6/07/2017 as Instrument No. 1279 Book 946 Page 465 in Marion 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 CERTAIN 3.100 ACRES TRACT OF LAND BEING LOCATED IN THE JOSE FECUNDA ACQUILARIA SURVEY, A-1 IN MARION COUNTY, TEXAS, THIS TRACT COMING OUT OF A TRACT PREVIOUSLY DESCRIBED IN VOLUME 636, PAGE 493 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON DAVE HAMILTON MAPPING AND SURVEYING PLAT #680, BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE RECORD BEARING OF THE WEST LINE OF THE TRACT DESCRIBED IN VOLUME 636, PAGE 493;

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 413.47 ACRES TRACT DESCRIBED IN VOLUME 619, PAGE 244 AND ON THE NORTH LINE OF A CALLED 27.88 ACRES TRACT DESCRIBED IN VOLUME 571, PAGE 309, FOR THE SOUTHWEST CORNER THE TRACT DESCRIBED IN VOLUME 636, PAGE 493, ALSO BEING THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH BEARS A 9" BLACK JACK MARKED -X-S 88° 07' W 16.6 FEET, AN 18" POST OAK MARKED -X-S 28°47' E 7.8 FEET AND A FOUND 1/2" IRON ROD N 04°06' W 3.7 FEET;

THENCE: N 00°23' W 384.7 FEET ALONG THE COMMON LINE BETWEEN THE CALLED 413.47 ACRES TRACT AND THIS TRACT TO A 1/2" IRON ROD SET FOR THE MOST



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WESTERLY NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A CALLED 4.00 ACRES TRACT DESCRIBED IN VOLUME 710, PAGE 108;

THENCE: S 89°56' E 148.8 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE CALLED 4.00 ACRES TRACT TO A 1/2" IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00°23' E 226.8 FEET ALONG A NEW LINE TO A 1/2" IRON ROD SET FOR AN ELL CORNER OF THIS TRACT;

THENCE: N 89°00' E 452.5 FEET ALONG A NEW LINE TO A 1/2" IRON ROD SET IN THE CENTERLINE OF HALL ROAD FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE: S 32°25' E 77.3 FEET ALONG THE CENTERLINE OF HALL ROAD TO A FOUND 3/8" IRON ROD;

THENCE: S 35°42' E 108.5 FEET ALONG THE CENTERLINE OF HALL ROAD TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE CALLED 27.88 ACRES TRACT AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 636, PAGE 493 ALSO BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 89°00' W 705.0 FEET ALONG THE COMMON LINE BETWEEN THE CALLED 27.88 ACRES TRACT AND THIS TRACT TO THE POINT OF BEGINNING, THIS TRACT BEING SUBJECT TO ALL EASEMENTS OF RECORD.

Commonly known as: **2003 HALL ROAD, JEFFERSON, TX 75657**

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, David Sims, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/2/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Marion 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 Thomas Jefferson Park, located at 114 W. Austin St., Jefferson, TX 75657, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

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.

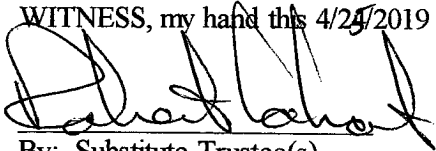
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 4/25/2019



By: Substitute Trustee(s)

Robert LaMont, David Sims, 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.