

**POSTED**

JAN 10 2019

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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

Christine A. Jones  
McCulloch County Clerk

TS#: 18-21680

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on 8/8/2014, KENNETH MEADOR, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CALVIN C. MANN, JR, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN SOUTHWEST 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 \$122,857.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., which Deed of Trust is Recorded on 8/8/2014 as Volume 43206, Book, Page, in McCulloch 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:

BEING ALL OF LOT NO. 10, BLOCK NO. 1, STANBURN ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 345, DEED RECORDS, MCCULLOCH COUNTY, TEXAS, AND SAID LOT NO. 10 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT NO. 10 AND THE NORTHEAST CORNER OF LOT NO. 11, BLOCK NO. 1 AND ALSO BEING IN THE WEST LINE OF SOUTH CHINA STREET;

THENCE WITH THE SOUTH LINE OF LOT NO. 10 AND THE NORTH LINE OF LOT NO. 11, WEST 223.10 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF LOT NO. 10 AND THE NORTHWEST CORNER OF LOT NO. 11 AND BEING IN THE EAST LINE OF AN ALLEY;

THENCE WITH THE WEST LINE OF LOT NO. 10 AND THE EAST LINE OF SAID ALLEY, NORTH 00°22' 55" EAST 60.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF LOT NO. 10 AND THE SOUTHWEST CORNER OF LOT NO. 9, BLOCK NO. 1;

THENCE WITH THE NORTH LINE OF LOT NO. 10 AND THE SOUTH LINE OF LOT NO. 9, EAST 222.70 FEET TO A 1 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT NO. 10 AND THE SOUTHEAST CORNER OF LOT NO. 9;



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**THENCE WITH THE EAST LINE OF LOT NO. 10 AND THE WEST LINE OF SOUTH CHINA STREET, SOUTH 60.00 FEET TO THE PLACE OF BEGINNING.**

**Commonly known as: 1918 S CHINA ST, BRADY, TX 76825**

**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 or Howard Whitney, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings** 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 **3/5/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **McCulloch 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 SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 1/9/2019



By: Substitute Trustee(s)

Linda J. Reppert or Howard Whitney, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings

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.***