

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: September 03, 2019

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

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 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 May 20, 2005 and recorded in Document VOLUME 1314, PAGE 181 real property records of FAYETTE County, Texas, with MICHAEL T BEDNAR AND RACHEL M BEDNAR, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL T BEDNAR AND RACHEL M BEDNAR, securing the payment of the indebtedness in the original principal amount of \$68,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3 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



NTSS00000008167769

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.

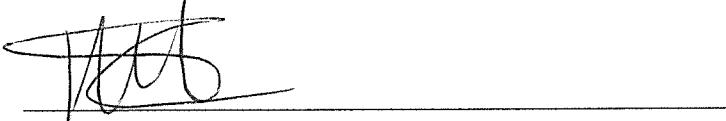
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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.



Shawnika Harris

Certificate of Posting

My name is Megan Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/01/19 I filed at the office of the FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.



Declarant's Name: Megan L. Randle
Date: 08/01/19

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, PART OF THE JOHN H. MOORE 1/2 LEAGUE, AND A PART OF LOT #8, FARM BLOCK NO. 4, OF THE JOHN H. MOORE PLAN OF THE CITY OF LA GRANGE, AS SHOWN ON THE MAP OF SAID FARM BLOCK, RECORDED IN VOLUME 159, PAGE 307, DEED RECORDS, FAYETTE COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING THE INTERSECTION OF THE SOUTH MARGIN OF THE RIGHT OF WAY OF THE TAYLOR, BASTROP & HOUSTON RAILWAY (NOW M.K.T. RY.) AS DESCRIBED IN DEED DATED MAY 20, 1887, FROM H.A. BRANDT TO SAID RAILWAY, RECORDED IN VOLUME 28, PAGE 100, DEED RECORDS, FAYETTE COUNTY, TEXAS, WITH THE SOUTHWEST MARGIN OF WATER STREET IN SAID CITY OF LA GRANGE, AND WHICH IRON PIN IS IN THE NORTHWEST LINE OF SAID LOT 8:

THENCE SOUTH 30 DEG EAST, ALONG THE SOUTHWEST MARGIN OF SAID WATER STREET, 112 FEET TO THE EAST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE NORTH CORNER OF LOT #1 IN SAID FARM BLOCK #44:

THENCE SOUTH 60 DEG WEST 88 FEET TO A POST FOR CORNER :

THENCE NORTH 30 DEG WEST 162 FEET TO A POST SET AT THE WEST CORNER OF SAID LOT #8;

THENCE NORTH 60 DEG EAST 18 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF SAID RAILWAY RIGHT OF WAY;

THENCE SOUTH 83 DEG EAST, ALONG THE SOUTH MARGIN OF SAID RIGHT OF WAY, 83 FEET TO THE PLACE OF BEGINNING, CONTAINING 1/7 ACRE OF LAND, MORE OR LESS.

FILED *KB*
12:45PM
AUG 01 2019

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS