

[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

FILED
3:15 PM
JAN 23 2020
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

TS#: 20-24140

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/8/2013, SCOTT DOYLE AND JOELL DOYLE, HUSBAND AND WIFE AND THOMAS ELROD, MARRIED, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHARLES A. BROWN, as Trustee, JPMORGAN CHASE BANK, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$162,792.00, payable to the order of JPMORGAN CHASE BANK, N.A., which Deed of Trust is Recorded on 10/22/2013 as Volume , Book 1665, Page 841, CORRECTION INSTRUMENT RECORDED IN BOOK 1691, PAGE 145, in Fayette 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: **4901 MACH RD, LA GRANGE, TX 78945**

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 **Pete Florez, Megan L. Randle, Ebbie Murphy, Elizabeth Anderson** 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 **BankUnited N.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 **4/7/2020 at 10:00 AM**, or no later than three (3) hours after such time, in **Fayette County, Texas**, the Substitute Trustee will sell the Property at



4716521

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: **On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street**

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 1/22/2020


By: Substitute Trustee(s)

Pete Florez, Megan L. Randle, Ebbie Murphy, Elizabeth Anderson

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 - LEGAL DESCRIPTION

Tax Id Number(s): 57738

Land Situated in the City of La Grange in the County of Fayette in the State of TX

Field note description of 17.095 acres of land out of the Samuel M. Williams League No. 2, Abstract No. 112, in Fayette County, Texas, and being a portion of that certain (33.98 acre) tract of land conveyed to Garrett P. Frey and Allison M. Frey in a Deed as recorded in Volume 1319, Page 153 of the Official Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the base of a fence corner post at the most southwesterly corner of that certain (33.98 acre) tract of land conveyed to Garrett P. Frey and Allison M. Frey in a Deed as recorded in Volume 1319, Page 153 of the Official Records of Fayette County, Texas, also being at the most northwesterly corner of that certain (First Tract 20.83 acre) tract of land described in a Deed to Henry Mikach and Gloria Mikach in a Deed as recorded in Volume 1238, Page 263 of the Official Records of Fayette County, Texas and also being the easterly line of that certain (Tract 3-67.980 acre) tract of land conveyed to Rick L. Sommer in a Deed as recorded in Volume 1395, Page 807 of the Official Records of Fayette County, Texas and being the most southwesterly corner of the tract herein described from which a 1/2" iron rod found bears S. 00 deg. 08' 07" E. 787.31 feet,

Thence, with the common line between the Frey tract and the Sommer Tract N 00 deg. 01' 26" E. 337.61 feet to a 1/2" iron rod set for the most northwesterly corner of this tract.

Thence, leaving said common line and over and across the Frey Tract, S. 89 deg. 35' 14" E. 1272.85 feet to a 1/2" iron rod set in the interior of Mach Road (County Road No. 135) being the most northeasterly corner of this tract,

Thence, continuing in the interior of Mach Road S 00 deg. 29' 28" W. 253.78 feet and S 00 deg. 58' 05" E. 579.63 feet to a point for the most southeasterly corner of this tract and from which the most southeasterly corner of the Mikach tract bears S 00 deg. 47' 37" W. 623.42 feet,

Thence N 68 deg. 27' 18" W, leaving the interior of Mach Road, and with the common line between the Frey Tract and the Mikach tract (as found staked and used on the ground), passing a 1/2" iron rod found at 43.92 feet, and continuing on the same course another 1332.93 feet, for a total distance of 1376.85 feet to the place of beginning, in all containing 17.095 acres of land.