

[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 FOR RECORD  
IN MY OFFICE  
AT 1:57 O'CLOCK P M

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY P. Woodard DEPUTY

TS#: 18-21795

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 11/26/2008, JAMES LE TAYLOR AND MARSHA RENA TAYLOR, HUSBAND AND WIFE, AS JOINT TENANTS, 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. ("MERS") 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 \$111,650.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., which Deed of Trust is Recorded on 12/8/2008 as Volume 137097, Book 1480, Page 601, in Panola 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;

**ALL THAT CERTAIN 5.000 ACRE TRACT OF LAND, A PART OF THE JAMES M. HALLMARK SURVEY, ABSTRACT NO. 312, PANOLA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CALLED 15.687 ACRES DESCRIBED BY REFERENCE IN A DEED FROM THE VETERANS' LAND BOARD OF TEXAS TO WANDA EARL HOLLINGSWORTH, DATED JANUARY 4, 2001, RECORDED IN VOL. 1112, PAGE 8 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, AND THE SAID 5.000 ACRE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER OF PANOLA COUNTY ROAD NO. 327 AT THE SOUTHWEST CORNER OF THE SAID CALLED 15.687 ACRE PARENT TRACT, FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR A REFERENCE CORNER BEARS SOUTH 89° 59' 23" EAST AT A DISTANCE OF 36.00 FEET;**

**THENCE SOUTH 89° 59' 23" EAST WITH THE SOUTH BOUNDARY LINE OF THE SAID PARENT TRACT A DISTANCE OF 618.52 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER, SAME BEING THE EASTERLY SOUTHWEST CORNER OF A 10.684 ACRE TRACT ALSO SURVEYED THIS DATE:**



**THENCE NORTH 0° 00' 37" EAST A DISTANCE OF 470.79 FEET TO A 1/2-INCH IRON ROD SET FOR A CORNER, SAME BEING AN INNER ELL CORNER OF THE SAID 10.684 ACRE TRACT;**

**THENCE NORTH 89° 59' 23" WEST A DISTANCE OF 305.25 FEET TO A POINT FOR A CORNER IN THE AFORESAID COUNTY ROAD NO. 327, SAME BEING THE WESTERLY SOUTHWEST CORNER OF THE SAID 10.684 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD SET FOR A REFERENCE CORNER BEARS SOUTH 89° 59' 23" EAST AT A DISTANCE OF 30.00 FEET:**

**THENCE WITH THE SAID COUNTY ROAD CENTER LINE ALONG THE NORTHWEST BOUNDARY LINE OF THE PARENT TRACT SOUTH 33° 52' 54" WEST A DISTANCE OF 304.00 FEET AND SOUTH 33° 22' 54" WEST A DISTANCE OF 261.50 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 5.000 ACRES.**

Commonly known as: **668 CR 327, DE BERRY, TX 75639**

**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 **Terri Worley, Carol Hampton, Jeffrey Hampton or Lisa DeLong, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, 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 **3/5/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Panola 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 STEPS ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE 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.

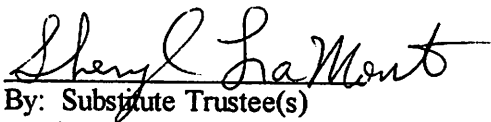
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 1/17/2019



By: Substitute Trustee(s)

Terri Worley, Carol Hampton, Jeffrey Hampton or Lisa DeLong, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, 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.***