

23-101652

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 6, 2015	Original Mortgagor/Grantor: DAVID R WILLIAMS AND NANCY L WILLIAMS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR AMERICAN ADVISORS GROUP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES LLC
Recorded In: Volume: 2005 Page: 74 Instrument No: 2015-56773	Property County: COOKE
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$135,000.00, executed by DAVID R. WILLIAMS; NANCY L. WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 407 MEADOW DRIVE, GAINESVILLE, TX 76240

Legal Description of Property to be Sold: LOT 9 IN BLOCK 2 OF THE JOY ACRES TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 27 OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. WILLIAMS AND NANCY L. WILLIAMS, HUSBAND AND WIFE BY DEED FROM OLIVER ROGERS RECORDED 07/01/2008 IN DEED BOOK PAGE 1582/30, IN THE REGISTER'S OFFICE OF COOKE COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: 407 MEADOW DRIVE, GAINESVILLE, TEXAS, 76240-5133; APN# 14767.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED..

Date of Sale: Januray 7, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: On the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, TX, 76240, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

FILED FOR RECORD

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HARRISON
COUNTY CLERK, COOKE CO. TX

BY *[Signature]* DEPUTY

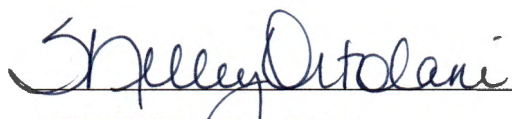
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CARRINGTON MORTGAGE SERVICES LLC*, the owner and holder of the Note, has requested Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CARRINGTON MORTGAGE SERVICES LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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