

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 16245
Irvine, California 92623-6245
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

17
2015-~~20~~
FILED FOR RECORD
AT 1:25 O'CLOCK P M.

JAN 29 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY SL DEPUTY

TS#: 14-14073

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/3/2008, Bradley James Cooper, a single man and Emily Heather Williams, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of George M. Shanks, Jr., as Trustee, Mortgage Electronic Registration Systems, Inc., as nominee for Americare Investment Group, Inc. DBAPremier Capital Lending, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$143,069.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Americare Investment Group, Inc. DBAPremier Capital Lending, which Deed of Trust is Recorded on 9/26/2008 as Volume 00008756, Book , Page , in Navarro 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 Lot, Tract or Parcel of land being Lot 11 and 12, in the North Park, Addition Phase 1, as shown
on plat recorded in Volume 7, Page 39 and Volume 7, Page 166, Plat Records of Navarro County, Texas.**

Commonly known as: 4944 NW COUNTY ROAD 0024, CORSICANA, TX 75110

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 **Randy Daniel or Cindy Daniel or Jim O'Bryant** 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 1610 E. St. Andrew Pl., Santa Ana, CA 92705 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.



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NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 4/7/2015 at 11:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Navarro 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 front steps of the Courthouse.**

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.

WITNESS, my hand this 1/21/2015



By: Substitute Trustee(s)

Randy Daniel or Cindy Daniel or Jim O'Bryant

C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.