

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 JUN 13 A 11: 17

[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

TS#: 16-16867

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/9/2008, BILLY LEATHERS, A MARRIED PERSON JOINED HEREIN BY JOY LEATHERS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DENNIS P. SCHWARTZ, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR AMERICAN SOUTHWEST 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 \$49,000.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR AMERICAN SOUTHWEST MORTGAGE CORP., which Deed of Trust is Recorded on 9/12/2008 as Volume 00020742, Book , Page , in Hill 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: **222 N 3RD ST, MOUNT CALM, TX 76673**

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 **Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer**, 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.



4579267