

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 MAR -1 A 10: 06

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#: 18-19738

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. as nominee for AMERICAN SOUTHWEST MORTGAGE CORP., its successors and assigns, 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. as nominee for AMERICAN SOUTHWEST MORTGAGE CORP., its successors and assigns, which Deed of Trust is Recorded on 9/12/2008 as Volume 00020742, Book 1566, Page 140, 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, Guy Wiggs, David Stockman, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Russell Stockman**

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 **J.P. Morgan Mortgage Acquisition Corp.**, 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, 4/3/2018 at 12:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Hill 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 EAST DOOR OF THE HILL 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 2/28/2018



By: Substitute Trustee(s)

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Russell Stockman

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

FIELD NOTES for a lot, tract, or parcel of land containing 0.321 acres being all of Lots 11 and 12 in Block 15 of the Original Town of Mount Calm in Hill County, Texas. Said land is that certain tract described in a deed from Robert Earl Cook and wife, Bobbie Jean Cook to Keith L. Lane and wife, Misty A. Lane as recorded in Volume 955, Page 457 of the Official Public Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most southerly corner of said Block 15, said point being the intersection of the northwest line of N. 3rd Street and the northeast line of Huey Avenue;

THENCE: N 51 deg 38 min 0 sec W 140.00 feet along Huey Avenue to a 1/2" iron rod set for corner;

THENCE: N 38 deg 22 min 0 sec E 100.00 feet to a 1/2" iron rod set for corner;

THENCE: S 51 deg 38 min 0 sec E 140.00 feet to a 1/2" iron rod set in the northwest line of N. 3rd Street;

THENCE: S 38 deg 22 min 0 sec W 100.00 feet along N. 3rd Street to the point of beginning, containing 0.321 acres of land.

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