

Our File Number: 390.100239

Name: RAYMOND L. ROWLEY AND MISTY ANN WALKER, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

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.

WHEREAS, on April, 12 2007, RAYMOND L. ROWLEY AND MISTY ANN WALKER, HUSBAND AND WIFE, executed a Deed Of Trust conveying to STEVE HOLMES & ASSOCIATES P.C. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ALACRITY LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 003724, Volume 1481, 0173 in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 2, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the East door of the Courthouse , of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:


BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING THE WEST ONE-HALF (1/2) OF BLOCK C, COUNTRY VILLAGE ADDITION, AN ADDITION IN HILL COUNTY, TEXAS, AND BEING BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: CLAYTON; MODEL: LEC32565A; YEAR: 2007; SERIAL NUMBER: CSS008188TX A/B; WIDTH & LENGTH: 32 X 56

FILED
JACQUELYNNE TAYLOR, COUNTY CLERK
HILL COUNTY, TEXAS
2015 APR 13 AM 11:53

Property Address: 922 E CHAD STREET
WHITNEY, TX 76692
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1610 E, St. Andrew Pl #B150
Santa Ana, CA 92705

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, April 13, 2015.



Tim Lewis, Angela Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Cecil Kester, Larry Petr, Brian Jackson, Chance Oliver, or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225
214-526-7900

EXHIBIT A

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING THE WEST ONE-HALF (1/2) OF BLOCK C OF COUNTRY VILLAGE ADDITION, AN ADDITION IN HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH LINE OF CHAD AVENUE WITH THE NORTH LINE OF KATY AVENUE AND BEING THE MOST WESTERLY CORNER OF SAID BLOCK C;

THENCE NORTH 59 DEGREES 36 MINUTES 20 SECONDS EAST, WITH THE SOUTH LINE OF CHAD AVENUE, A DISTANCE OF 425.16 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO PAUL H. DICKSON AS RECORDED IN VOLUME 673, PAGE 204 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 29 DEGREES 13 MINUTES 30 SECONDS EAST, WITH THE COMMON LINE OF DICKSON TRACT, A DISTANCE OF 229.7 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE NORTH LINE OF KATY AVENUE;

THENCE SOUTH 88 DEGREES 13 MINUTES 30 SECONDS WEST WITH THE NORTH LINE OF KATY AVENUE, A DISTANCE OF 479.1 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.12 ACRES OF LAND, MORE OR LESS.

1103724

FILED
AT 2:25 O'CLOCK P M
ON THE 24 DAY OF APRIL
A.D., 2007.

STATE OF TEXAS COUNTY OF HILL

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Hill County, Texas.



Nicole Tanner
COUNTY CLERK, HILL CO. TEXAS
BY [Signature] DEPUTY

Nicole Tanner
County Clerk, Hill County, Texas
BY [Signature] DEPUTY
RECORDED 4-24-07

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