

[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

FILED FOR RECORD
2019 MAY 23 PM 2:52

GLENN ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Johnson*

TS#: 16-17410

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/24/2003, LISA KELLY, A SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RUBY MARTIN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$88,117.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 2/6/2003 as Volume , Book 1354, Page 590, And under Loan Modification recorded 12/17/2013 and under Instr# 2013-43191 in Hardin 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: **620 DURDIN DRIVE, SILSBEE, TX 77656**

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 **Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon** 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 **BANK OF AMERICA, N.A.**, 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 **8/6/2019** at **10:00 AM**, or no later than three (3) hours after such time, in **Hardin** 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 COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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 5/22/2019

Margie Allen

By: Substitute Trustee(s)

Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon

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.

**METES AND BOUNDS DESCRIPTION
0.50 ACRE TRACT
J.V. DAVIS SURVEY
ABSTRACT 670
HARDIN COUNTY, TEXAS**

Being a 0.50 acre tract of land in a part of the J.V. Davis Survey, Abstract 670 and also being out of a 4.54 acre tract recorded in Volume 177, Page 291 of the Deed Records of Hardin County, Texas, said 0.50 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found for corner in the North right-of-way line of a public road known as Durdin Drive and also being the Southeast corner of a 0.558 acre tract recorded in Volume 819, Page 663 of said Deed Records;

THENCE, North 00 deg. 05 min. 44 sec. East, along the East line of said 0.558 acre tract for a distance of 198.61 feet to a 3/8-inch iron rod found for corner;

THENCE, North 89 deg. 20 min. 31 sec. East, along an interior line of a 12.04 acre tract recorded in Volume 778, Page 500 of said Deed Records for a distance of 109.84 feet to a 3/8-inch iron rod found for corner;

THENCE, South 00 deg. 18 min. 00 sec. West, (basis of bearings) along an interior line of said 12.04 acre tract for a distance of 200.23 feet to a 3/8-inch iron rod found for corner in the North right-of-way line of said Durdin Drive;

THENCE, North 89 deg. 48 min. 59 sec. West, along the North right-of-way line of said Durdin Drive for a distance of 109.12 feet to the **POINT OF BEGINNING** and containing 0.50 acre of land.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANIES

BOOK **37469** PAGE **1** OF **1**

STATE OF TEXAS COUNTY OF HARDIN
I hereby certify that this instrument was filed on the
date and time stamped hereby by me and was duly
recorded in the Official Public Records of Hardin
County Texas on

FEB - 7 2003



Glenda Alston
COUNTY CLERK,
HARDIN CO., TEXAS