

[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
AT 1:00 O'CLOCK P.M.

JUN 30 2016

Estelita Jimenez
COUNTY CLERK, CORYELL CO., TEXAS

TS#: 16-16651

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/25/2008, CHARLES CARLSON AND LANA CARLSON, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DONALD L. CURRY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CASTLE & COOKE MORTGAGE, LLC, A LIMITED LIABILITY COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$72,065.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CASTLE & COOKE MORTGAGE, LLC, A LIMITED LIABILITY COMPANY, which Deed of Trust is Recorded on 9/26/2008 as Volume 221573, Book , Page , in Coryell 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: **301 SHADY LANE, GATESVILLE, TX 76528**

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, 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, Frederick Britton, Jack Burns II, Aarti Patel, Pamela Thomas** 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.



4581900

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 8/2/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Coryell 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 NORTH DOOR AND/OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528**

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.

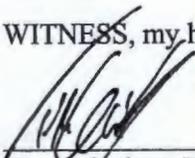
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 6/27/2016


By: Substitute Trustee(s)

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, 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, Frederick Britton, Jack Burns II, Aarti Patel, Pamela Thomas

**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

LEGAL DESCRIPTION for a tract of land in Coryell County, Texas, part of the E. Norton Survey, and being all of the tract described as 0.19 acre in a Deed to Curtis Lynn Dyer and wife, Mariam Denise Dyer recorded in Volume 511, Page 233, Deed Records of Coryell County, Texas, and known as Lot 1, Block 6, Southgate Subdivision recorded in Volume 1, Page 96, Plat Records of Coryell County, Texas, and also all of the tract described in a Deed to Curtis Lynn Dyer and wife, Mariam Denise Dyer recorded in Volume 560, Page 133, Deed Records of Coryell County, Texas, and known as part of Lot 2, Block 10, as shown on the Plat of the Southern Annexation to the City of Gatesville, Texas recorded in Volume 4, Page 16, Plat Records of Coryell County, Texas.

BEGINNING at a 1/2' iron rod set at the intersection of the east right of way line of Shady Lane and the south right of way line of Elm Lane being the northwest corner of Lot 1, Block 6, Southgate Subdivision and the northwest corner of the Dyer tract-511/233, for the northwest corner of this.

THENCE with the east right of way line of Elm Lane as follows:

S. 77 deg. 20' 48" E., 102.40 feet (S. 77 deg. 20' 48" E., 102.40 feet-Base Bearing) to a 3/8" iron rod found being the northeast corner of Lot 1, Block 6, Southgate Subdivision, the northeast corner of the Dyer tract-511/233, the northwest corner of Lot 2, Block 10, Southern Annexation to the City of Gatesville, Texas, and the northwest corner of the Dyer tract-560/133, and S. 79 deg. 43' 12" E., 70.00 feet (S. 79 deg. 35' E., 70 feet) to a 1/2" iron rod set in the north line of Lot 2, Block 10, Southern Annexation to the City of Gatesville, Texas being the northeast corner of the Dyer tract-560/133, for the northeast corner of this.

THENCE S. 01 deg. 21' 26" E., 92.80 feet (S. 00 deg. 32' 12" W., 95.27 feet) to a 1/2" iron rod set in the south line of Lot 2 and the north line of Lot 3, Block 10, Southern Annexation to the City of Gatesville, Texas, being the southeast corner of the Dyer tract-560/133, for the southeast corner of this.

THENCE N. 79 deg. 43' 27" W., 70.00 feet (N. 79 deg. 35' W., 70 feet) to a 1/2" iron rod set at the intersection of an existing fence line in the east line of Lot 2, Block 6, Southgate Subdivision being the northwest corner of Lot 3, Block 6, Block 10, Southern Annexation to the City of Gatesville, Texas, the southwest corner of Lot 2, Block 10, Southern Annexation to the City of Gatesville, Texas, and the southwest corner the Dyer tract-560/133, for a corner of this.

THENCE N. 04 deg. 15' 39" W., 18.84 feet (N. 00 deg. 32' 12" E.) to a 1/2" iron rod set in the west line of Lot 2, Block 10, Southern Annexation to the City of Gatesville, Texas being the northeast corner of Lot 2, Block 6, Southgate Subdivision, the southeast corner of Lot 1, Block 6, Southgate Subdivision and the southeast corner of the Dyer tract-511/233, for an ell corner of this.

THENCE N. 87 deg. 27' 54" W., 100.01 feet (N. 87 deg. 27' 47" W., 100.00 feet) to a 1/2" iron rod found in the east right of way line of Shady Lane being the northwest corner of Lot 2, Block 6, Southgate Subdivision, the southwest corner of Lot 1, Block 6, Southgate, and the southwest corner of the Dyer tract-511/233, for the southwest corner of this.

THENCE N. 00 deg. 29' 40" W., 92.00 feet (N. 00 deg. 24' 00" W., 92.00 feet) with the east right of way line of Shady Lane to the place of beginning containing 0.337 acre of land.

STATE OF TEXAS