

[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

SCANNED

FILED FOR RECORD
at 1:02 o'clock 0 M.

MAY 10 2018

MARK STAPLES
County Clerk, Anderson County, Texas
By MSK Deputy

TS#: 14-13117

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/22/2008, Robert Dempsey and spouse, Sabrina Dempsey, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas E. Black, Jr. , as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Mortgages and More, Inc, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$76,530.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Mortgages and More, Inc, which Deed of Trust is Recorded on 8/26/2008 as Volume 0807470, Book , Page , in Anderson 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: **128 MEMORY LN, PALESTINE, TX 75801**

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 **Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Dana Kamin, Jonathan Harrison, Aurora Campos, Harriett Fletcher, David Sims**

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.



4657219

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 7/3/2018 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Anderson 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 STEPS ON THE EAST SIDE OF THE ANDERSON 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.

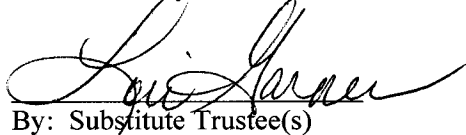
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 5/9/2018



By: Substitute Trustee(s)

Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Dana Kamin, Jonathan Harrison, Aurora Campos, Harriett Fletcher, David Sims

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.***

FIELD NOTE DESCRIPTION

0.934 ACRE

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ALL that certain tract of land in the City of Palestine, Anderson County, Texas, being part of Lot 4, Block 4, Southview Subdivision as depicted on plat recorded in Envelope 22-B of the Anderson County Map Records and being that same tract called 0.94 acres in deed from Alton C. Butler, et ux to Loyd Pettiette, et ux dated May 8, 1991, recorded in Volume 1293, Page 76 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Northwest corner of part of Lots 4 and 5 called 2.15 acres conveyed to David Crutcher by deed recorded in Volume 1510, Page 24 O.P.R., being in the East right-of-way line of Memory Lane (30 feet wide).

THENCE; N 11° 52' 34" E, with the East right-of-way line 83.95 feet to an "X" set in concrete at the Southwest corner of Lot 3 and the Northwest corner of Lot 4.

THENCE; S 89° 48' 02" E, with the South line of Lot 3 and the North line of Lot 4 a distance of 431.87 feet to a 5/8" iron rod found marking the Southeast corner of Lot 3 and the Northeast corner of Lot 4 in the Northwest line of a tract called 0.998 acre in Volume 1908, Page 462 O.P.R.

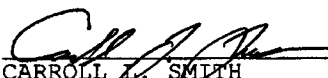
THENCE; S 20° 00' 00" W, with the Southeast line of Lot 4, the Northwest line of the 0.998 acre tract and the Northwest line of a tract called 1.00 acre in Volume 433, Page 405 O.P.R. a distance of 116.29 feet to a 1/2" iron rod set at the Northeast corner of said Crutcher Tract. Found a 3/8" iron rod N 86° 00' 00" W, 1.15 feet for reference.

THENCE; N 86° 00' 00" W, with the North line of the Crutcher Tract 410.37 feet to the PLACE OF BEGINNING containing 0.934 acre.

Bearings are based on the Southeast line of Lot 4, Block 4, Southview Subdivision as depicted on plat recorded in Envelope 22-B of the Map Records. Called S 20° W.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on August 13, 2008. A map (C-2-1220) shows additional details and is a part of this survey.

Return To: ✓
Black, Mann & Graham LLP
17304 Creston Rd, Ste 1200
Dallas, TX 75252


CARROLL E. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181

FILED FOR RECORD on 08/26/2008 at 10:29 AM FH
Wanda Burke, County Clerk, ANDERSON COUNTY, TX