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[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 NOV 14 P 2:08

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#: 19-23745

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/28/1997, SCOTT L. JAMES AND MISTY D. JAMES, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUNSKY, as Trustee, ALLIANCE MORTGAGE COMPANY, A FLORIDA CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$32,311.00, payable to the order of ALLIANCE MORTGAGE COMPANY, A FLORIDA CORPORATION, which Deed of Trust is Recorded on 7/30/1997 as Volume 005325, Book 940, Page 611, 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: **402 S ROGERS ST, COVINGTON, TX 76636**

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 **Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner,**

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

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

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agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **2/4/2020 at 11:00 AM**, or no later than three (3) hours after such time, in **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: **EAST DOOR OF THE HILL COUNTY 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.

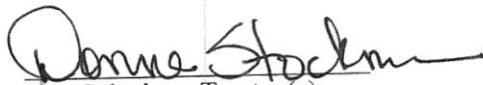
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 11/12/2019



By: Substitute Trustee(s)

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

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

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 NOTES for a lot, tract, or parcel of land containing 0.321 acres, being all of Lots 1 and 2, Block 25 of the Town of Covington in Hill County, Texas according to the plat recorded in Volume 85, Page 98 of the Deed Records of Hill County. Said land is all of those certain Lots 1 and 2, Block 25 described in a deed from R.C. Smith et ux Della Smith to J.S. Mattox et ux Lucille Mattox as recorded in Volume 332, Page 410 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in a the north line of a alley with its intersection with the east line of Rogers St. for the southwest corner of said Lot 1;

THENCE: N 6 deg 0 min 0 sec W (base bearing) 140.00 feet along the east line of said Rogers St. to a 1/2 inch iron rod set in the south line of Nichols Ave. (not open) for the northwest corner of said Block 25 and the northwest corner of said Lot 1;

THENCE: N 83 deg 0 min 0 sec E 100.00 feet along the south line of said Nichols Ave. and north lines of said Lots 1 and 2 to a 1/2 inch iron rod set for the northwest corner of Lot 3 and the northeast corner of said Lot 2;

THENCE: S 6 deg 0 min 0 sec E 140.00 feet along the west line of said Lot 3 and the east line of said Lot 2 to a 1/2 inch iron rod set in the north line of said alley for the southwest corner of said Lot 3 and the southeast corner of said Lot 2;

THENCE: S 83 deg 0 min 0 sec W 100.00 feet along the north line of said alley and south lines of said Lots 1 and 2 to the place of beginning, containing 0.321 acres of land.

005325

FILED
AT 2:30 O'CLOCK P. M.
ON THE 30th DAY OF July
A.D. 19 97

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.



Ruth Pelham
County Clerk, Hill County, Texas

Ruth Pelham

COUNTY CLERK, HILL CO. TEXAS

BY *Lethean Luopa*
DEPUTY

BY *N. Stewart* DEPUTY

RECORDED 7-30-97

EXHIBIT "A"