

Our File Number: 390.100195

Name: CASEY T. CROW AND JANA CROW, HUSBAND AND WIFE, AS JOINT TENANTS

NOTICE OF TRUSTEE'S SALE

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.

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 June, 13 2008, CASEY T. CROW AND JANA CROW, HUSBAND AND WIFE, AS JOINT TENANTS, executed a Deed Of Trust conveying to TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 10848, Volume 1773, , Page 460 in the DEED OF TRUST OR REAL PROPERTY records of HUNT 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, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the North steps of the Courthouse, including the hallway area 20 FT inside the North door on the 2nd Floor or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WILLIAM SURVEY, ABSTRACT NO 1153, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THE TRACT AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM DEUTSCHE BANK TO HUNT COUNTY INVESTMENTS, LLC, AS RECORDED IN VOLUME 1586, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT) AND 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: FLEETWOOD
MODEL: EAGLE
YEAR: 2001
SERIAL NUMBER: TXFK186AO3529WILL/TX
LENGTH & WIDTH: 28 X 76

Property Address: 4671 COUNTY ROAD 2230
CADDO MILLS, TX 75135
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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, 3-27-19



Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Jim O' Bryant, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Tonya Washington, Aurora Campos, Irene Lindsay, Ronda Tyler, Meryl Olsen, Ronnie Hubbard or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
8222 Douglas Avenue, Suite 400
Dallas, TX 75225 214-526-7900

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
19 MAR 28 PM 1:04
DEFUTIM

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WILLIAM SURVEY, ABSTRACT NO. 1153, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THE TRACT AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM DEUTSCHE BANK TO HUNT COUNTY INVESTMENTS, LLC, AS RECORDED IN VOLUME 1586, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 2230 AT THE NORTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM DAVID RUFF, ET AL, TO DORIS TRIMBLE AS RECORDED IN VOLUME 1547, PAGE 414 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS:

THENCE S. 85 DEG. 17 MIN. 44 SEC. E. WITH THE NORTH LINE OF SAID SUBJECT TRACT AND THE SOUTH LINE OF SAID TRIMBLE TRACT A DISTANCE OF 258.27 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRIMBLE TRACT;

THENCE S. 03 DEG. 48 MIN. 26 SEC. W. WITH THE EAST LINE OF SAID SUBJECT TRACT A DISTANCE OF 162.81 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM SMITH GILLEY TO MACHELL BURDEN AS RECORDED IN VOLUME 1156, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 85 DEG. 10 MIN. 02 SEC. W. WITH THE NORTH LINE OF SAID BURDEN TRACT A DISTANCE OF 258.24 FEET TO A POINT FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 2230 AT THE NORTHWEST CORNER OF SAID BURDEN TRACT, FROM WHICH A DISTURBED 3/8" IRON ROD FOUND BEARS N. 73 DEG. 49 MIN. 53 SEC. W. A DISTANCE OF 1.30 FEET;

THENCE N. 03 DEG. 47 MIN. 33 SEC. E. WITH THE EAST LINE OF COUNTY ROAD NO. 2230 A DISTANCE OF 162.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.34 ACRES OF LAND.