

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK COUNTY HUNT CO. TX

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

20 FEB -6 AM 10: 22

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

BY: 
DEPUTY

TS#: 20-24266

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/28/2012, MICHAEL T. MCCORD, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY GRAHAM, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGES & 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 \$152,040.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGES & MORE, INC. , which Deed of Trust is Recorded on 3/1/2012 as Volume 2012-2503, Book , Page , in Hunt 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;

TRACT ONE:

BEING SITUATED IN THE WILLIAM MASON SURVEY, ABSTRACT NO. 660, HUNT COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS DESCRIBED IN A DEED TO BURLESS M. NEELY AND WIFE, HAZEL L. NEELY OF RECORD IN VOLUME 705, PAGE 906, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NEAR THE BASE OF A FENCE IN THE SOUTHERLY LINE OF COUNTY ROAD 2580, SAID POINT BEING SOUTH 45 DEGREES 36 MINUTES 11 SECONDS WEST, 20 FEET FROM A 60' D NAIL FOUND AT THE NORTH CORNER OF A CERTAIN 111.8 ACRES TRACT CONVEYED TO MURPHY AND SAWYERS OF RECORD IN VOLUME 699, PAGE 373 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 36 MINUTES 11 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT FOR CORNER, FROM WHICH AN IRON ROD FOUND FOR REFERENCE BEARS NORTH 60 DEGREES 56 MINUTES 35 SECONDS EAST, 0.9 FEET;



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THENCE NORTH 45 DEGREES 58 MINUTES 07 SECONDS EAST, A DISTANCE OF 199.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHERLY LINE OF COUNTY ROAD 2580;

THENCE SOUTH 45 DEGREES 02 MINUTES 44 SECONDS EAST WITH THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 398.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.832 ACRES OF LAND, MORE OR LESS.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM MASON SURVEY, ABSTRACT NO. 650, HUNT COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED FROM SAM D. WATSON, ET UX, TO ARTHUR DWAYNE RHEA, ET UX, AS RECORDED IN VOLUME 954, PAGE 909 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." SET (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 2580 AT THE NORTH CORNER OF THE ABOVE CITED TRACT ONE;

THENCE S. 44 DEG. 33 MIN. 47 SEC. E. ALONG THE CENTER OF COUNTY ROAD NO. 2580 A DISTANCE OF 286.54 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S. 44 DEG. 53 MIN. 39 SEC. W. A DISTANCE OF 727.73 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF SAID TRACT ONE;

THENCE N. 43 DEG. 12 MIN. 48 SEC. W. WITH THE SOUTHWEST LINE OF SAID TRACT ONE A DISTANCE OF 285.92 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF SAID TRACT ONE;

THENCE N. 44 DEG. 54 MIN. 49 SEC. E. WITH THE NORTHWEST LINE OF SAID TRACT ONE A DISTANCE OF 720.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES OF LAND.

Commonly known as: **8236 COUNTY RD 2580, ROYSE CITY, TX 75189**

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 **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris** 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, Arcata, CA 95521 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/7/2020 at 1:00 PM**, or no later than three (3) hours after such time, in **Hunt 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 COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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.

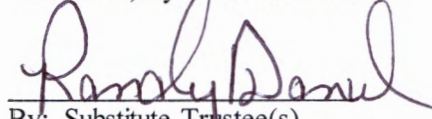
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 2/5/2020



By: Substitute Trustee(s)

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

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.***