

Our File Number: 390.100325  
Name: FRANCES HART, AS A SINGLE WOMAN

**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 January, 16 2009, FRANCES HART, AS A SINGLE WOMAN, executed a Deed Of Trust conveying to TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN AND WHITAKER MORTGAGE CORP, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 023432, Volume 126, , Page 0397 in the DEED OF TRUST OR REAL PROPERTY records of **SAN AUGUSTINE** 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, **March 7, 2017** 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 **SAN AUGUSTINE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, Stripling Pavilion located on the Northeast corner of the Courthouse Square 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.

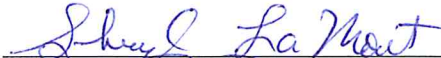
Said Real Estate is described as follows:

BEING A DESCRIPTION TO A 0.2946 ACRE TRACT OUT OF AND A PART OF THE EDMUND QUIRK GRANT, A-35 IN THE CITY OF SAN AUGUSTINE COUNTY, TEXAS AND BEING ALL OF LOT #2 OF OUTLOT #24 OF THE CITY OF SAN AUGUSTINE, TEXAS, BEING ALL OF AND THE SAME TRACT OF LAND CONVEYED TO E.J.BAILEY BY MINNIE C. CARTWRIGHT, ET AL, MAY 15, 1950M RECORDED IN VOL. 107, PG. 228 OF THE DEED RECORDS OF SAN AUGUSTINE COUNTY, TEXAS, SAID LOT #2 BEING LOCATED NORTH OF AND ADJOINS THE NBL OF 615 EAST MAIN STREET OF SAN AUGUSTINE, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 615 EAST MAIN STREET  
SAN AUGUSTINE, TX 75972  
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, February 13, 2017.

  
Robert LaMont, ~~Sheryl Lamont~~, David Sims, Allan Johnston, Matthew Wolfson, Evan Press, Chris Demarest, Amy Bowman, Reid Ruple, Kathleen Adkins, Kristie Alvarez, Julian Perrine, Doug Woodard, Chance Oliver or Max Murphy, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225 469-425-3140

FILED FOR RECORD *and Rosted*  
*Feb 13 2017*  
AT *2:40* O'CLOCK *P* M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY *Candice Smith*  
DEPUTY

*Tejas*

EXHIBIT "A"

Being a description to a 0.2948 acre tract out of and a part of the EDMUND QUIRK GRANT, A-35 in the city of San Augustine County, Texas and being all of Lot # 2 of Outlot # 24 of the city of San Augustine, Texas, being all of and the same tract of land conveyed to E. J. BAILEY by MINNIE C. CARTWRIGHT, et al, May 15, 1950, recorded in Vol. 107, pg. 228 of the Deed Records of San Augustine County, Texas, said Lot # 2 being located North of and adjoins the NBL of 615 East Main Street of San Augustine, Texas and being described by metes and bounds as follow, to-wit:

BEGINNING: At a 3/8" Iron rod found in the NBL of Main Street for the S.W. corner of this Lot # 2, being the S.E. corner of ANNA FAYE WOOD Lot # 1 of Outlot # 24.

THENCE: N 7° 30' 00" E, 160.16 ft. along the EBL of Lot # 1 to a 3/8" iron rod found for its N.E. corner being the N.W. corner of this Lot # 2.

THENCE: S 80° 40' 34" E, 80.16 ft. to a 1/2" iron rod set for the N.E. corner of this Lot # 2, being the N.W. corner of the First Baptist Church Lot # 3 of Outlot # 24.

THENCE: S 7° 30' 00" W, 160.16 ft. along the WBL of Lot # 3 to a 1/2" iron rod set for its S.W. corner in the NBL of Main Street, this being the S.E. corner of this Lot # 2.

THENCE: N 80° 40' 34" W, 80.16 ft. along the NBL of Main Street to the point of beginning containing 0.2948 acre of land, being all of Lot # 2 and of Outlot # 24 with a brick house located thereon.

FILED FOR RECORD  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS

2009 JAN 26 AM 8 25

DIANA KOYAR  
COUNTY CLERK

BY *Christy Graham* DEPUTY

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