

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED FOR POSTING
At 2:00 O'clock P M

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

OCT - 5 2018

Kari French, Walker County Texas
by [Signature] Deputy

TS#: 18-20901

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/20/2014, TRACI L BUMP, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RECON TRUST COMPANY, N.A., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR BANK OF AMERICA, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$82,227.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR BANK OF AMERICA, N.A., which Deed of Trust is Recorded on 10/30/2014 as Volume 00007578, Book 1145, Page 40, in Walker 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;

BEING 1.00 ACRE OF LAND, SITUATED IN THE J.C.P. MELTON SURVEY, ABSTRACT NO. 361, WALKER COUNTY, TEXAS AND BEING ALL OF A CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED FROM TERRY R. BATSON TO JAMES PATTERSON DATED APRIL 17, 2006 AND RECORDED IN VOLUME 743, PAGE 760, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS, SAID 1.00 ACRE BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PATTERSON 1.00 ACRE AND THE NORTHWEST CORNER OF ANOTHER CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED FROM THE JAMES T. MURPHY TO SAM C. DOMINEY, JR. DATED NOVEMBER 17, 1995 AND RECORDED IN VOLUME 268, PAGE 322, OFFICIAL PUBLIC RECORDS, FOUND A 1/2 " IRON ROD FOR CORNER IN AN EAST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE ROAD, LOCALLY CALLED "FRANK CLOUD ROAD", SAID ROAD BEING CALLED A 13.18 ACRE TRACT DESCRIBED AS "EASEMENT TRACT ONE" IN AN EASEMENT DEDICATION, FROM OLEN GUY CHANDLER, JR., ET AL TO THE PUBLIC DATED JANUARY 28, 1977 AND RECORDED IN VOLUME 298, PAGE 525, DEED RECORDS OF WALKER COUNTY, TEXAS,

THENCE NORTHERLY, WITH THE WEST LINE OF SAID PATTERSON 1.00 ACRE TRACT AND AN EAST RIGHT-OF-WAY LINE OF SAID FRANK CLOUD ROAD, AS FOLLOWS: (1) N 00° 58' 05" W A DISTANCE OF 89.53 FEET TO A 5/8" IRON ROD FOUND FOR ANGLE POINT: AND (2) N 25° 22' 42" W A DISTANCE OF 54.87 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PATTERSON 1.00 ACRE AND THE SOUTHWEST CORNER OF A CALLED 1.59 ACRE TRACT DESCRIBED IN A DEED FROM



4672149

CLIFF PRESTWOOD TO JAMES PATTERSON DATED JULY 1, 2005 AND RECORDED IN VOLUME 699, PAGE 760, OFFICIAL PUBLIC RECORDS;

THENCE S 72° 57' 04" E, WITH THE COMMON BOUNDARY OF SAID PATTERSON 1.00 ACRE AND 1.59 ACRE TRACTS, A DISTANCE OF 373.34 FEET TO A 1/2" IRON ROD FOUND FOR THEIR COMMON CORNER IN THE WEST LINE OF A CALLED 1.50 ACRE TRACT DESCRIBED IN A DEED FROM MARK R. MCELLIGOTT TO SAM C. DOMINEY DATED JUNE 2, 1994 AND RECORDED IN VOLUME 224, PAGE 880, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY;

THENCE S 04° 36' 14" W WITH THE COMMON BOUNDARY OF SAID PATTERSON AND DOMINEY TRACTS, A DISTANCE OF 128.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PATTERSON 1.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID DOMINEY 1.00 ACRE TRACT;

THENCE N 72° 55' 46" W, WITH THE SOUTH LINE OF SAID PATTERSON 1.00 ACRE AND THE NORTH LINE OF SAID DOMINEY 1.00 ACRE TRACT, A DISTANCE OF 336.39 FEET TO THE PLACE OF BEGINNING.

Commonly known as: **74 FRANK CLOUD RD, HUNTSVILLE, TX 77320**

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 **Karen Lilley, Rebecca Hammond, Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard** 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 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 **TUESDAY, 12/4/2018 at 1:00 – 4:00 pm**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Walker 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 East entrance and adjacent area, second floor of the Walker County Courthouse, 1100 University Avenue**

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.

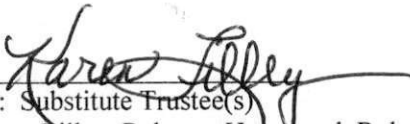
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 10/3/2018



By: Substitute Trustee(s)

Karen Lilley, Rebecca Hammond, Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
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.