

AT 11:25 O'CLOCK a M

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

FEB 08 2016

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement / Pay Off Requests: (888) 313-1969

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY R. J. J. J. DEPUTY

TS#: 15-15802

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 5/7/2014, GARY L. BREVARD AND MIRANDA BREVARD, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,697.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC., which Deed of Trust is Recorded on 5/8/2014 as Volume 182925, Book 1777, Page 481, in Panola 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: **129 W POLLARD ST, CARTHAGE, TX 75633-151**

**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 **Sheryl LaMont or Robert LaMont or David Sims or Carol Hampton or Terri Worley or Mark Hartman, Sharon St. Pierre, Harriett Fletcher, Carol Hampton** 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 **Carrington Mortgage Services, LLC**, 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.



4561947



**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 3/1/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Panola 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 STEPS ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**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 2/4/2016



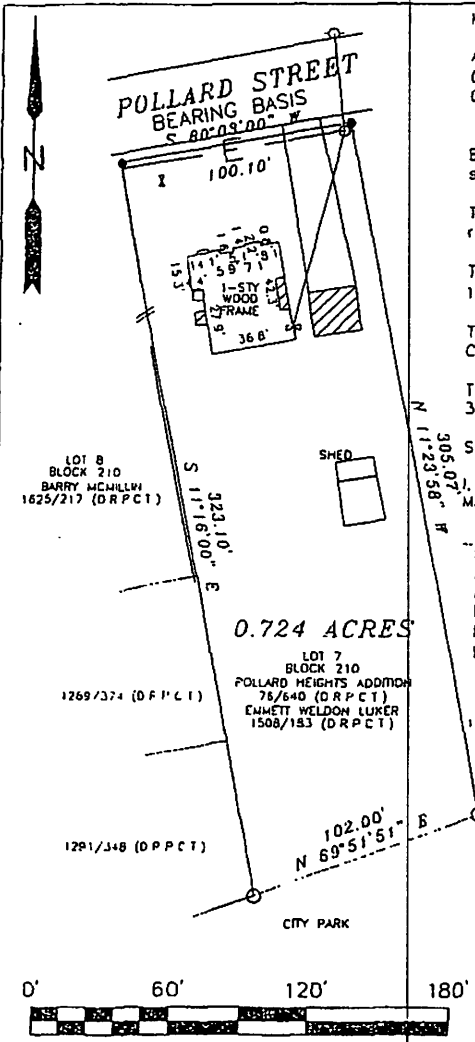
By: Substitute Trustee(s)

Sheryl LaMont or Robert LaMont or David Sims or Carol Hampton or Terri Worley or Mark Hartman,  
~~Sharon St. Pierre, Harriett Fletcher, Carol Hampton~~

C/O Carrington Foreclosure Services, LLC  
1610 E. Saint Andrew Place, Suite 150F  
Santa Ana, CA 92705

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

Exhibit A



**METES AND BOUNDS DESCRIPTION OF**

A 0.724-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE GOODWIN SURVEY ABSTRACT NO 224 PANOLA COUNTY, TEXAS, AND BEING CALLED LOT 13 (A/K/A LOT 7 BLOCK 210) OF THE POLLARD HEIGHTS ADDITION TO THE CITY OF CARTHAGE, AND RECORDED IN VOLUME 76, PAGE 64C, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 1/2-inch iron rod set in the north line the City Park 6.25-acre tract the southwest corner of Lot 6 of said Block 210 and the southeast corner of said Lot 7,

Thence N 11°23'58" W with the common line of said Lot 6 and Lot 7 a distance of 305.07 feet to 1/2-inch iron rod found in the south right-of-way line of Pollard Street and the northeast corner of said Lot 7,

Thence S 80°03'00" W (bearing basis) with south right-of-way line of Pollard Street a distance of 100.10 feet to 1/2-inch iron rod found for northeast corner of Lot 8 of said Block 210 and the northwest corner of said Lot 7,

Thence S 11°16'00" E with the common line of said Lot 7 and Lot 8 a distance of 323.10 feet to a 1/2-inch iron rod set in the north line the City Park 6.25-acre tract the southeast corner of said Lot 8 and the southwest corner of said Lot 7,

Thence N 69°51'51" E with the north line the City Park 6.25-acre tract a distance of 102.00 feet to the Point of Beginning, having an area of 31545.12 square feet, 0.724-acres

**SURVEYOR'S CERTIFICATION**

I, MARK V MATTHEWS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON AN ACTUAL SURVEY MADE ON THE 10TH DAY OF NOVEMBER, 2011 ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN

MARK V MATTHEWS, R.P.L.S.  
NO 5483 STATE OF TEXAS  
MSM SURVEYING AND MAPPING  
LONGVIEW, TEXAS  
Ph (903) 663-7863  
Fax (903) 297-3881

LOT 6  
BLOCK 210  
JENNIFER MARTIN  
1291/351 (DRPCT)

**LEGEND**

These standard symbols will be found in the drawing

- IRON ROD CAPPED 1/2"
- IRON ROD 1/2"
- ⊕ UTILITY POLE
- ⊗ WATER METER
- ▨ COVERED
- WOOD FENCE
- ELECTRIC METER
- A/C UNIT
- ELECTRIC LINE
- WIRE FENCE
- PROPERTY LINE



SURVEY PLAT		
OF 0.724 ACRES		
IN THE GEORGE GOODWIN SURVEY		
ABSTRACT NO. 224 PANOLA COUNTY, TX		
PROPERTY ADDRESS		
129 WEST POLLARD STREET		
CARTHAGE TX 75633		
32°09'46"	11/11/11	PC. MM
94°20'31"	R.P.L.S. MM	Job: 4322

DOC 182925 BK 1777 Ps 490