

FILED

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

18 AUG 30 PM 1:22

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

*Betty Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX.

TS#: 18-20789

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 12/17/2010, BILLY BRYAN ALCORN, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CALVIN C. MANN, JR., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$72,450.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC, which Deed of Trust is Recorded on 12/20/2010 as Volume 125853, Book 234, Page 829, in Franklin 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;

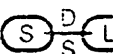
**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF FRANKLIN, CITY OF MT. VERNON, STATE OF TEXAS, BEING IN THE WILLIAM S. KEITH SURVEY, ABSTRACT NO. 270, BEING ALL OF THAT CERTAIN FIRST AND SECOND TRACTS DESCRIBED IN DEED FROM HAROLD STEPHENSON, ET UX, JANELLE, TO KENNETH T. JAGGERS, ET UX, PEGGY R., DATED MAR. 22, 1976, AND RECORDED IN VOLUME 131. PAGE 278, DEED RECORDS OF FRANKLIN COUNTY, AND BOUNDED AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH IRON ROD (TSR) SET ON THE NWC OF SAID FIRST TRACT, SAME BEING ON THE SWC OF A 0.898 ACRE TRACT DESCRIBED IN DEED FROM FRANCES J. LAWRENCE, ET AL, TO DELIABACK OIL CO., DATED AUG. 10, 2010, RECORDED IN VOLUME 228, PAGE 536, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF HOLBROOK STREET AND BEING ON THE BACK OF CURB,**

**THENCE SOUTH 89 DEGREES 59' 03' EAST ALONG THE NBL OF SAID FIRST AND SECOND TRACTS, THE SBL OF SAID 0.898 ACRE TRACT AT 127.95 FEET PASSING A 6 INCH DIAMETER FENCE POST AND CONTINUING GENERALLY ALONG A FENCE - 304.19 FEET TO A M INCH IRON ROD (TSR) SET FOR REFERENCE AT THE BASE OF A 6 INCH DIAMETER FENCE POST, AND CONTINUING A TOTAL DISTANCE OF 468.30 FEET TO A POINT FOR CORNER ON THE CENTERLINE OF TOWN BRANCH CREEK, SAME BEING THE NEC OF SAID SECOND TRACT AND BEING ON THE SOUTHERNMOST NWC OF FIRST TRACT - 2.506 ACRES DESCRIBED IN DEED FROM DAVID E. CLARK, ET UX, PAMELA, TO**



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**W. ANTHONY WALKER, ET UX, KIM BASINGER, DATED DEC. 19,1994, RECORDED IN VOLUME 239, PAGE 320, DR. OF SAID COUNTY, AND FOR ADDITIONAL LEGAL DESCRIPTION REFER TO VOLUME 137, PAGE 171, D.R. OF SAID COUNTY;**

**THENCE IN A SOUTHERLY DIRECTION WITH THE MEANDERS OF SAID TOWN BRANCH CREEK AND THE EBL OF SAID SECOND TRACT AND THE WESTERNMOST WBL OF SAID FIRST TRACT - 2.506 ACRES AS FOLLOWS:**

**SOUTH 18 DEGREES 19'01" WEST - 26.16 FEET,**

**SOUTH 75 DEGREES 24' 47" WEST - 27.95 FEET,**

**SOUTH 10 DEGREES 36' 50" WEST - 50.19 FEET,**

**SOUTH 70 DEGREES 47' 16" WEST -16.13 FEET,**

**SOUTH 01 DEGREES 57' 55" WEST - 278.92 FEET, AND**

**SOUTH 05 DEGREES 09' 11" EAST - 59.22 FEET TO A POINT FOR CORNER ON THE SEC OF SAID SECOND TRACT, SAME BEING ON THE SWC OF SAID FIRST TRACT - 2.506 ACRES, AND BEING ON THE SOUTHERNMOST NBL OF A CALLED 18.500 ACRE TRACT DESCRIBED IN DEED FROM ANDREW THOMAS TRAMPUS, TO B. F HICKS, DATED AUG. 26, 2008, RECORDED IN VOLUME 197, PAGE 463, O.P.R OF SAID COUNTY,**

**THENCE NORTH 86" 46' 25" WEST AT 26.00 FEET PASSING A 1/2 INCH IRON ROD (TSR) SET FOR REFERENCE AT THE BASE OF A 6 INCH DIAMETER FENCE POST AND CONTINUING GENERALLY ALONG THE FENCED SOUTHERNMOST SBL OF SAID SECOND TRACT AND THE SOUTHERNMOST NBL OF SAID CALLED 18.500 ACRE TRACT - 104.69 FEET TO A 1/2 INCH IRON ROD (TSR) SET AT THE BASE OF A 6 INCH DIAMETER FENCE CORNER POST, ON THE SOUTHERNMOST SWC OF SAID SECOND TRACT AND AN ELL CORNER OF SAID CALLED 18.500 ACRE TRACT**

**THENCE NORTH 00 DEGREES 32' 27" EAST GENERALLY ALONG THE FENCED EASTERNMOST WBL OF SAID SECOND TRACT AND THE WESTERNMOST EBL OF SAID CALLED 18.500 ACRE TRACT -173.88 FEET TO A 1/2 INCH IRON ROD (TSR) SET AT THE BASE OF A 6 INCH DIAMETER FENCE CORNER POST ON AN ELL CORNER OF SAID SECOND TRACT, SAME BEING ON THE NORTHERNMOST NEC OF SAID CALLED 18.500 ACRE TRACT;**

**THENCE NORTH 88 DEGREES 53' 01" WEST GENERALLY ALONG THE FENCED NORTHERNMOST SBL OF SAID SECOND TRACT, SAME BEING THE NORTHERNMOST NBL OF SAID CALLED 18.500 ACRE TRACT - 109.58 FEET TO A 1/2 INCH IRON ROD (TSR) SET AT THE BASE OF A 6 INCH DIAMETER FENCE CORNER POST, BEING THE NORTHERNMOST SWC OF SAID SECOND TRACT, SAME BEING THE SEC OF A CALLED 0.518 ACRE TRACT DESCRIBED IN DEED FROM DAN HAMITER. ET UX, DONNA, TO PEDRO CARBAJAL, ET UX, JOSEFA, DATED FEB. 26, 2007, RECORDED IN VOLUME 167, PAGE 898, OFFICIAL PUBLIC RECORDS OF SAID COUNTY;**

**THENCE NORTH 00 DEGREES 10' 51" EAST GENERALLY ALONG THE FENCED WESTERNMOST WBL OF SAID SECOND TRACT AND THE EBL OF SAID CALLED 0.518 ACRE TRACT -130.84 FEET TO A 5/8 INCH GALVANIZED PIPE FOUND ON THE SOUTHERNMOST NWC OF SAID SECOND TRACT ON THE NEC OF SAID CALLED 0.518 ACRE TRACT, AND BEING ON THE SBL OF SAID JAGGERS FIRST TRACT;**

**THENCE SOUTH 89 DEGREES 23' 48" WEST ALONG THE SBL OF SAID JAGGERS FIRST TRACT AND THE NBL OF SAID CALLED 0.518 ACRE TRACT -165.55 FEET TO A 1/2 INCH**

**IRON ROD (TSR) SET ON THE SWC OF SAID JAGGERS FIRST TRACT, ON THE NWC OF SAID CALLED 0.518 ACRE TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID HOLBROOK STREET, AND BEING ON SAID BACK OF CURB;**

**THENCE NORTH 00 DEGREES 18' 24" WEST ALONG THE WBL OF SAID JAGGERS FIRST TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID HOLBROOK STREET -113.00 FEET TO THE PLACE OF BEGINNING CONTAINING 2.370 ACRES.**

Commonly known as: **617 HOLBROOK ST, MOUNT VERNON, TX 75457**

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 **Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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, 11/6/2018 at 12:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Franklin 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 SOUTH STEPS OF THE COURTHOUSE**

**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.

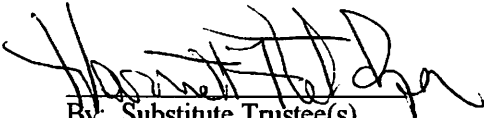
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 8/20/2018



By: Substitute Trustee(s)

Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, 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.***