

POSTED

Notice of Trustee's Sale

Date: January 25, 2019

2/1/19 10:20 AM
JP

Substitute Trustee:

RICHARD L. MANSKE

Substitute Trustee's Address:

121 E. Monseratte St., El Campo, Texas 77437

Mortgagee: Earl H. Mason

Mortgagee's Address:

Earl H. Mason
P. O. Box 502
El Campo, TX 77437
Wharton County

Note: Note dated December 12, 2012 in the amount of \$55,000.00

Deed of Trust

Date: December 12, 2012

Grantor: JULIE CAMACHO, a single person

Mortgagee: EARL H. MASON

Recording information: Deed of Trust dated December 11, 2012, recorded in Volume 906, Pages 576-579.

Property:

Lots Four (4) and Five (5), Block Thirty-Seven (37), El Campo, South Addition, an addition in the City of El Campo, Wharton County, Texas as shown by Plat thereof recorded in Volume P, Page 74 of the Deed Records of Wharton County, Texas.

County: Wharton

Date of Sale (first Tuesday of month): March 5, 2019

Time of Sale: 10:00 a.m.

Place of Sale: Wharton County Annex

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



RICHARD L. MANSKE

121 E. Monseratte St., El Campo, Texas 77437

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

POSTED

1/17/19 @ 11:20
AP AM

TS#: 18-21790

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/19/2008, ~~LARRY D. GRUBBS~~, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY S. GRAHAM, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SOUTHWEST FUNDING LP., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$181,058.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SOUTHWEST FUNDING LP., which Deed of Trust is Recorded on 5/22/2008 as Volume 2008-00003653, Book 745, Page 395-403, in Wharton 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;

LOT NO. SEVEN-EIGHT A (7-8A) BLOCK NO. 2 OF THE RE-PLAT OF LOTS SEVEN, EIGHT & NINE (8,7,9), BLOCK NO. 2 OF THE HARDEY ADDITION TO THE CITY OF EL CAMPO, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED ON SLIDE 2195 & 2196 OF THE PLAT CABINET RECORDS, OF WHARTON COUNTY, TEXAS.

Commonly known as: 1106 BUSINESS AVE, EL CAMPO, TX 77437

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 **Patsy Anderson, Carol Kelly, Elizabeth Anderson**

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



4682099

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 3/5/2019 at **10:00 AM**, or no later than three (3) hours after such time, in **Wharton 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: **OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX 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.

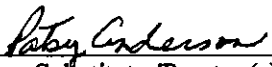
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 1/16/2019


By: Substitute Trustee(s)
Patsy Anderson, Carol Kelly, Elizabeth Anderson

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.***