

221 COUNTY ROAD 4330
POINT, TX 75472

FILED FOR RECORD
2019 SEP -5 AM 11:52
00007565591
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY TEXAS
DEPUTY
B. MARY WILSON

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: October 01, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 30, 2005 and recorded in Document VOLUME 466, PAGE 0843 real property records of RAINS County, Texas, with PAMELA A STOUT AND GREGORY A STOUT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PAMELA A STOUT AND GREGORY A STOUT, securing the payment of the indebtednesses in the original principal amount of \$91,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-5 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

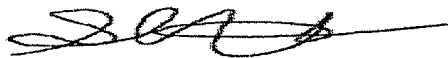


221 COUNTY ROAD 4330
POINT, TX 75472

00000007565591

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

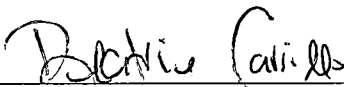


Shawnika Harris

Certificate of Posting

Beatrice Carrillo

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on: 09/05/2019 I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.



Declarants Name: Beatrice Carrillo

Date: 09/05/2019

221 COUNTY ROAD 4330
POINT, TX 75472

00000007565591

00000007565591

RAINS

EXHIBIT "A"

BEING A 2.419 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.E. LAWHON SURVEY, ABSTRACT NO. 134, RAINS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.9821 ACRE TRACT DESCRIBED IN A DEED FROM FRANK KUHL AND WIFE, JESSIE KUHL TO GREGORY STOUT AND WIFE, PAMELA STOUT AS RECORDED IN VOLUME 404, PAGE 293, RAINS COUNTY REAL RECORDS, AND ALL OF A CALLED 0.4427 ACRE TRACT DESCRIBED IN A DEED FROM SHANNON ALEXIS MCGOWAN AND FAYE ELLEN MCGOWAN TO GREGORY A. STOUT ET UX, PAMELA A. STOUT AS RECORDED IN VOLUME 324, PAGE 980, RAINS COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.9821 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.316 ACRE TRACT DESCRIBED IN A DEED TO ROGERS AS RECORDED IN VOLUME 410, PAGE 683, RAINS COUNTY REAL RECORDS, ON THE NORTHEAST LINE OF U.S. HIGHWAY NO. 69, FOR A CORNER;

THENCE N. 01° 56' 30" W ALONG THE WEST LINE OF SAID 1.9821 ACRE TRACT AND THE EAST LINE OF SAID 2.316 ACRE TRACT A DISTANCE OF 526.98 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 1.9821 ACRE TRACT, THE NORTHEAST CORNER OF SAID 2.316 ACRE TRACT, A CORNER OF A CALLED 28.454 ACRE TRACT DESCRIBED IN A DEED TO BOBO AS RECORDED IN VOLUME 440, PAGE 337, RAINS COUNTY REAL RECORDS, AND THE SOUTHWEST CORNER OF A CALLED 2 ACRE TRACT DESCRIBED IN A DEED TO CASTLEBERRY AS RECORDED IN VOLUME 312, PAGE 121, RAINS COUNTY REAL RECORDS, FOR A CORNER;

THENCE N 87° 08' 57" E ALONG THE NORTH LINE OF SAID 1.9821 ACRE TRACT, AND THE SOUTH LINE OF SAID 2 ACRE TRACT PASSING A 1/2 INCH IRON ROD SET, FOR A REFERENCE, AT A DISTANCE OF 172.94 FEET AND CONTINUING A TOTAL DISTANCE OF 188.18 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID 1.9821 ACRE TRACT, ON THE CENTERLINE OF COUNTY ROAD NO. 4330, FOR A CORNER;

THENCE S 00° 14' 28" E ALONG THE EAST LINE OF SAID 1.9821 ACRE TRACT AND SAID 0.4427 ACRE TRACT, AND ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 647.61 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 1.9821 ACRE TRACT, ON THE NORTHEAST LINE OF SAID HIGHWAY, FOR A CORNER;

THENCE N 57° 09' 22" W ALONG THE SOUTHWEST LINE OF SAID 1.9821 ACRE TRACT AND THE NORTHEAST LINE OF SAID HIGHWAY PASSING A 1/2 INCH IRON ROD FOUND, FOR A REFERENCE, AT A DISTANCE OF 17.51 FEET AND CONTINUING A TOTAL DISTANCE OF 205.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.419 ACRES OF LAND, ALSO BEING KNOWN AS 201 RCR 4330, POINT, TEXAS 75472.

NOTE: BASIS OF BEARING IS THE SOUTHWEST LINE OF SAID 1.9821 ACRE TRACT (404/293 R.C.R.R.)