

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
TS#: 22-26211

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF Sept, 2023.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/25/2011, Clayton D Millsap, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee 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 \$114,458.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., which Deed of Trust is Recorded on 11/2/2011 as Volume 092069-2011, Book , Page , in Lamar 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: **3165 MAHAFFEY LN PARIS, TX 75460**

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 **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George** 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 12/5/2023 at **1:00 PM**, or no later than three (3) hours after such time, in **Lamar 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 FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY.**

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.



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ServiceLink

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 9/12/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this September 14, 2023.



By: Substitute Trustee(s)
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

CASE #: TX5110508757703

DOC ID #: 00024085843010011

LEGAL DESCRIPTION EXHIBIT A

All that certain tract or parcel of land situated within the Corporate Limits of the City of Paris, Lamar County, Texas; part of the Joseph Leach Survey, Abstract No. 524, and being

all of Lot 6 of Block R of the TANGLEWOOD ADDITION to the City of Paris, as shown on the

record Plat of said Addition filed in Envelope 228B of the Plat Records of Lamar County, and also being all of the tract of land described in a Deed to Curtiss E. Cobb, et al., and recorded in Volume 899, Page 315, of the Real Property Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at an "X" chisled into the concrete headwall of a concrete drainage ditch, same being the Southeast corner of said Lot 6 and Southwest corner of Lot 7 of said Addition, same also being in the North Line of Mahaffey Lane;

Thence N 88 degrees 45' 00" W along the South Line of said Lot 6 and along the North Line of said Lane, a distance of 90.006', to a 3/8' Iron pin (found) for a corner, same being

the Southwest corner of said Lot 6 and Southeast corner of Lot 5 of said Addition;

Thence N 01 degrees 18' 00" E along the West Line of said Lot 6 and East Line of said Lot 5, a distance of 122.300', to a 1/2" iron pin (set) for a corner in the North Line of said Block R, same being the Northwest corner of said Lot 6 and Northeast corner of said Lot 5,

and same also being the Southeast corner of Lot 1 and Southwest corner of Lot 2 of Block L of the PARHAM PLACE ADDITION to the City of Paris;

Thence N 89 degrees 36' 26" E with a fence line, along the North Line of said Lot 6 and along the South Line of said Lot 2, a distance of 96.825', to a concrete nail (set) for a corner in the center of a concrete stormwater drainage flume, same being the Northeast corner of said Lot 6 and Northwest corner of said Lot 7 of said TANGLEWOOD ADDITION, and same also being the Southeast corner of said Lot 2 and Southwest corner of Lot 3 of said Block L

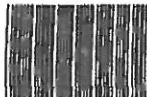
Thence S 04 degrees 24' 05" W with the center of said concrete flume, along the East Line

of said Lot 6, and along the West Line of said Lot 7, a distance of 125.265', to the Place of Beginning and containing 0.265 acre of land.

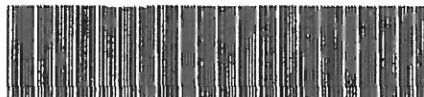
The bearings recited herein are based upon the Deed call of the West Line of said 0.265 acre tract, being N 01 degrees 18' 00" E. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed March 16, 2005.

Legal Description Exhibit A
1C404-XX (08/08)(d/i)

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