

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

at 11:16 FILED A M  
o'clock

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

JUL 25 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Clair M. Macias* DEPUTY

TS#: 19-23132

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 5/27/2010, KAMERON MULKEY, JOINED HEREIN PRO FORMA BY HIS SPOUSE, KRISTY MULKEY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DON HARRIS, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR 360 MORTGAGE GROUP, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$152,940.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR 360 MORTGAGE GROUP, LLC., which Deed of Trust is Recorded on 5/27/2010 as Volume 2010006375, Book , Page , in Liberty 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 here of**

Commonly known as: **2085 COUNTY ROAD 639, DAYTON, TX 77535**

**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 **Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay**, 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 **BankUnited 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 **10/1/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Liberty County, Texas**, the Substitute Trustee will sell the



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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: **SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**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 7/23/2019



By: Substitute Trustee(s)  
Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay,  
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.***

**EXHIBIT "A"****METES AND BOUNDS DESCRIPTION OF 3.039 ACRE TRACT**

**A TRACT OR PARCEL OF LAND CONTAINING 3.039 ACRES BEING ALL OF TRACT 9 DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1227, PAGE 507 OF THE LIBERTY COUNTY OFFICIAL RECORDS BEING OUT OF THE REASON GREEN LEAGUE, ABSTRACT 43 AND BEING KNOWN AS TRACT 9 OF THE PARKER SUBDIVISION SAID 3.039 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:**

**BEGINNING at a 5/8 inch iron rod found marking the Northwest corner of the herein described 3.039 acre tract whence the Northwest corner of a 156.50 acre parent tract marked by a 3/4 inch iron pipe bears North 83 degrees 59 minutes 00 West 386.00 ft. and in the south boundary of a 2.84 acre tract described in instrument in Volume 1323, Page 589 of the Official Records of Liberty County;**

**THENCE South 83 degrees 59 minutes 00 seconds East with the South boundary of said 2.84 acre tract and on the South line of the Willie and Berta Haddox 2.87 acre tract described in Volume 1637, Page 689 of the Official Records of Liberty County a distance of 300.86 ft. to a 1/2 inch iron pipe found marking the Northeast corner of Tract 9 and the Northwest corner of Tract 8 conveyed to B .F. Williams, Jr. as 2.97 acre tract;**

**THENCE South 00 degrees 12 minutes 00 seconds West with the division line between Tracts 8 and 9 and with the West boundary of said 2.97 acre tract a distance of 437.09 ft. to a 1/2 inch iron pipe found marking the Southeast corner of Tract 9 and the Southwest corner of said Williams Tract 8 in the North right-of-way line of Parker County Road No. 639 (60 ft. right-of-way);**

**THENCE North 85 degrees 55 minutes 00 seconds West with the North right-of-way line of Parker County Road No. 639 a distance of 300.00 ft. to a 3/8 inch iron rod set marking the Southwest corner of the herein described Tract 9 and the Southeast corner of Tract 10 conveyed to Randy Ray & Denise Cox a 1.547 acres of land described in Volume 1447, Page 595 of the Official Records of Liberty County;**

**THENCE North 00 degrees 12 minutes 00 seconds East partially within an existing fence and with the division line between Tracts 9 and 10 and the East boundary of said Cox Tract a distance of 447.26 ft. to the PLACE OF BEGINNING and containing 3.039 acres of land and being known as 2085 Parker County Road No. 639, Dayton, Texas 77535.**